



Presented by:
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Active
R2231004
 Board: N
 House/Single Family

130 375 MANDARINO PLACE

Williams Lake (Zone 27)
 Williams Lake - City
 V2G 4V3

Residential Detached

\$315,000 (LP)

(SP)



Sold Date:	Frontage:	0.00	Original Price: \$315,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 2007
Depth / Size: 0	Bathrooms:	3	Age: 11
Lot Area (acres): 0.17	Full Baths:	2	Zoning: R1
Flood Plain: No	Half Baths:	1	Gross Taxes: \$3,462.31
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 026-904-276
			Tour:
View:	Yes: Williams Lake		
Complex / Subdiv:			
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Water		

Style of Home: **Rancher/Bungalow w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Total Parking: Covered Parking: Parking Access:
 Parking: **Garage; Double, Open**
 Dist. to Public Transit:
 Title to Land: **Freehold Strata**
 Dist. to School Bus:
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate, Vinyl/Linoleum, Wall/Wall/Mixed**

Legal: **STRATA LOT 22 DISTRICT LOTS 8841 & 8842 CARIBOO DISTRICT STRATA PLAN PGS326 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **None**

Site Influences: **Paved Road**
 Features: **Clothes Washer/Dryer, Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	9' x 11'10	Bsmt	Storage	5'8 x 8'2			x
Main	Living Room	11'6 x 20'			x			x
Main	Kitchen	10' x 11'6			x			x
Main	Foyer	4'7 x 10'			x			x
Main	Office	10' x 9'			x			x
Main	Master Bedroom	11'10 x 12'10			x			x
Main	Laundry	5'7 x 7'5			x			x
Bsmt	Bedroom	10'6 x 12'10			x			x
Bsmt	Recreation	33' x 13'8			x			
Bsmt	Bedroom	11'3 x 10'6			x			

Finished Floor (Main):	1,115	# of Rooms: 11	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	2	No	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	1,030	Suite: None	3	Bsmt	3	No	Pool:
Finished Floor (Total):	2,145 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 2	5				Door Height:
Unfinished Floor:	0	Beds not in Basement: 1	6				
Grand Total:	2,145 sq. ft.	Basement: Full, Fully Finished	7				
			8				

Listing Broker(s): **Tanya Rankin Ltd**

Dreaming of downsizing but not quite ready for condo living!? This may be your ideal stepping stone. An exceptional price point for desirable Westridge Estates offering all the amenities of a well maintained, excellent re-sale location. You'll love the functional open concept floor plan with 2 spacious bedrooms up & 2 down complete with 3 bathrooms & a fully finished basement! Low maintenance yard & easy level driveway plus double car garage are just a few of the features that make you want to call this house "home." Recently updated, paint, & flooring its spotless & move in ready!