



Presented by:

**Tanya Rankin**

Tanya Rankin Ltd

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**Active**  
**R2286926**

Board: N

House/Single Family

**117 WESTRIDGE DRIVE**

Williams Lake (Zone 27)

Williams Lake - City

V2G 5K4

Residential Detached

**\$348,000** (LP)

(SP)



Sold Date:	Frontage:	<b>0.00</b>	Original Price: <b>\$348,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1992</b>
Depth / Size: <b>0</b>	Bathrooms:	<b>2</b>	Age: <b>26</b>
Lot Area (acres): <b>0.19</b>	Full Baths:	<b>2</b>	Zoning: <b>R1</b>
Flood Plain: <b>No</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,518.51</b>
Rear Yard Exp:			For Tax Year: <b>2017</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>006-301-291</b>
			Tour:

View: **No :**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **Basement Entry**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
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, RV Parking Avail.**

Dist. to Public Transit: Dist. to School Bus:  
Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Hardwood, Vinyl/Linoleum, Wall/Wall/Mixed**

Legal: **PL PGP27899 LT 27 DL 8840 LD 05.**

Amenities:

Site Influences: **Golf Course Nearby, Paved Road**

Features: **Clothes Washer/Dryer, Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'6 x 16'10	Bsmt	Utility	14'6 x 20'8			x
Main	Dining Room	10' x 9'			x			x
Main	Eating Area	9' x 7'10			x			x
Main	Kitchen	11'6 x 8'6			x			x
Main	Bedroom	9'9 x 9'8			x			x
Main	Bedroom	9'8 x 9'9			x			x
Main	Master Bedroom	12'10 x 12'10			x			x
Bsmt	Foyer	13' x 5'7			x			x
Bsmt	Laundry	7'6 x 11'			x			
Bsmt	Recreation	28'2 x 9'5			x			

Finished Floor (Main): **1,340**  
Finished Floor (Above): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **800**  
Finished Floor (Total): **2,140 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **2,140 sq. ft.**

# of Rooms: **11**  
# of Kitchens: **1**  
# of Levels: **2**  
Suite: **None**  
Crawl/Bsmt. Height:  
Beds in Basement: **0** Beds not in Basement: **3**  
Basement: **Part, Partly Finished**

Bath	Floor	# of Pieces	Ensuite?
1	<b>Main</b>	<b>4</b>	<b>Yes</b>
2	<b>Main</b>	<b>4</b>	<b>No</b>
3			
4			
5			
6			
7			
8			

**Outbuildings**  
Barn:  
Workshop/Shed:  
Pool:  
Garage Sz:  
Door Height:

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

**Exceptional FAMILY HOME in premium resale location - WESTRIDGE ESTATES! You'll love the extra wide level driveway complete with spacious double car garage & RV PARKING. Nicely laid out with 3 spacious bedrooms up plus 2 FULLY RENOVATED bathrooms & hardwood floors. Ideal for a busy household the basement foyer offers tones of room plus the partially unfinished space is ideal for an overflow mud room, storage, or kids hockey bags & mini sticks! Well laid out kitchen with heaps of cupboards, stainless steel appliances & overlooking the back yard - perfect for mom to keep an eye on the little ones! Enjoy the family room/man cave downstairs for evening movie entertainment. This home is meticulous & move in ready! Come check it out!**