

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	2004
Frontage (ft):		Bathrooms:	3	Age:	20
Lot Area:		Full Baths:	3	Zoning:	N4
Flood Plain:		Half Baths:	0	Gross Taxes:	\$3,646.10
Rear Yard Exp:	North	Maint. Fee:	597.79	For Tax Year:	2023
View:	Yes			P.I.D.:	025-961-900

Style of Home:	End Unit,Rancher/Bungalow w/Bsmt.	Parking:	Total: 4 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed,Stone,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	35 - Total Units in Strata: 35
# of Fireplaces:	2 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Forced Air	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Laminate,Carpet	Fixtures Rmvd:	No

View: Yes : MOUNT BAKER SUMAS PRAIRIES

Mgmt. Company: CAMPBELL STRATA MANAGEMENT - 604-864-0380

Complex / Subdiv: MAJESTIC RIDGE

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

Legal: STRATA LOT 23, PLAN LMS2052, SECTION 24, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT,TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OFTHE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

Amenities: Garden

Site Influences: Gated Complex,Golf Course Nearby,Greenbelt,Private Setting,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Disposal - Waste,Vacuum - Built In

Bylaw Restrict: Pets Allowed w/Rest.,Rentals Allowed

Listing Broker(s): RE/MAX Treeland Realty, RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	21'10 x 19'0	Main	Laundry	8'0 x 5'8	Below	Storage	8'7 x 12'8
Main	Kitchen	12'7 x 11'6	Main	Foyer	7'6 x 7'9			
Main	Eating Area	5'6 x 8'2	Below	Family Room	30'8 x 15'3			
Main	Dining Room	13'9 x 13'8	Below	Bedroom	11'3 x 12'1			
Main	Primary Bedroom	17'0 x 10'11	Below	Bedroom	9'9 x 8'8			
Main	Walk-In Closet	4'11 x 9'5	Below	Utility	8'8 x 5'1			
Main	Bedroom	11'9 x 13'1						

Finished Floor (Main):	1,754 sqft	# Of Rooms:	14	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	5	Yes
Finished Floor (Below):	1,105 sqft	# Of Levels:	2	Main	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Below	3	No
Finished Floor (Total):	2,859 sqft	Basement:	Fully Finished			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	2,859 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

Majestic Ridge~there is a reason it is called that! The views from this 2859 sq ft end unit are exactly that~ MAJESTIC! A true sense of community w/ the best neighbours in this gated complex. Spacious & immaculately kept, this bright 4 bedrm, 3 bth home has a great flr plan w/living/dining room area & sliders leading outside to the balcony. Relax & look out at the breathtaking mountains! The spacious kitchen w/ gas range has sit around island & tons of cabinetry. The primary bdrm is huge w/ 5 pc ensuite & walk in closet. Down boasts 2 more bdrms, loads of storage, rec rm & 3 pc bth. The private backyard patio has a tranquil view of the green space! Double garage & 2 in driveway & new HT/W tank! Live the lifestyle, nestled in nature w/ golf, trails, amenities & everything near!