

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2014
Frontage (ft):		Bathrooms:	4	Age:	10
Lot Area:		Full Baths:	2	Zoning:	R4
Flood Plain:	No	Half Baths:	2	Gross Taxes:	\$2,656.09
Rear Yard Exp:		Maint. Fee:	416.74	For Tax Year:	2023
View:	Yes			P.I.D.:	029-354-081

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 3 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stone, Vinyl, Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Single
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Balcony(s), Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate, Tile, Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : Mountains, Greenery
Mgmt. Company:	
Complex / Subdiv:	The Ridge
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Water
Legal:	STRATA LOT 12, PLAN EPS1867, SECTION 8, TOWNSHIP 26, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	In Suite Laundry
Site Influences:	Central Location, Private Setting, Recreation Nearby, Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest., Rentals Allwd w/Restrctns
Listing Broker(s):	Sutton Premier Realty, Sutton Premier Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'2 x 15'7	Above	Office	6'11 x 6'9
Main	Dining Room	10'1 x 8'6	Above	Laundry	6'1 x 6'
Main	Kitchen	9'10 x 10'6	Bsmt	Recreation Room	21' x 19'3
Main	Foyer	4'11 x 6'7	Bsmt	Utility	6'6 x 5'11
Above	Primary Bedroom	16'1 x 16'5	Bsmt	Storage	4'10 x 6'2
Above	Bedroom	10'10 x 9'11			
Above	Bedroom	9'10 x 10'10			

Finished Floor (Main):	640 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	978 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	640 sqft	Suite:	None	Above	3	No
Finished Floor (Total):	2,258 sqft	Crawl/Bsmt Height:		Bsmt	2	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	2,258 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Discover serenity at The Ridge on Promontory! This immaculate townhome sits on a prime location backing onto green space. Enjoy mornings on your private deck immersed in nature. Inside, relish the spacious open floor plan with 9ft ceilings, open kitchen with S/S appliances, quartz countertops, and island. The cozy living room features a gas fireplace and crown moldings. Upstairs, find a luxurious master suite, two bedrooms, and a versatile loft area. The finished basement? It's your blank canvas! Transform it into your dream entertainment space, a cozy family retreat, or whatever your heart desires. Minutes away from picturesque parks and delightful dining options, including the renowned Cultus Lake Park. Experience the epitome of modern living – schedule your viewing today!