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|-------------------------|------|--------------------|--------|----------------------------|-------------|
| Depth/Size (ft): | 0 | Bedrooms: | 3 | Approx. Year Built: | 2020 |
| Frontage (ft): | | Bathrooms: | 4 | Age: | 4 |
| Lot Area: | | Full Baths: | 3 | Zoning: | RM-1 |
| Flood Plain: | No | Half Baths: | 1 | Gross Taxes: | \$4,364.45 |
| Rear Yard Exp: | West | Maint. Fee: | 365.42 | For Tax Year: | 2024 |
| View: | | | | P.I.D.: | 031-463-991 |

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|-------------------------|--|-------------------------|--------------------------------|
| Style of Home: | 2 Storey w/Bsmt. | Parking: | Total: 2 - Covered: 2 |
| Construction: | Frame - Wood | Covered Parking: | 2 |
| Exterior: | Fibre Cement Board, Vinyl, Wood | Parking Access: | Front |
| Foundation: | | Parking: | Garage; Double |
| Rain Screen: | | Locker: | No |
| Renovations: | | Units in Dev: | 31 - Total Units in Strata: 31 |
| # of Fireplaces: | 0 - Fuel: | Distance to: | |
| Water Supply: | City/Municipal | Title to Land: | Freehold Strata |
| Fuel/Heating: | Electric | Property Disc: | Yes |
| Outdoor Area: | Balcny(s) Patio(s) Dck(s), Fenced Yard | PAD Rental: | |
| Type of Roof: | Asphalt | Fixtures Leased: | No |
| Floor Finish: | | Fixtures Rmvd: | No |

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| View: | |
| Mgmt. Company: | West Coast Property Management - 604-914-2135 |
| Complex / Subdiv: | Stone Ridge |
| Services Connected: | Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water |
| Legal: | STRATA LOT 16, PLAN EPS6826, SECTION 28, TOWNSHIP 12, 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: | Garden |
| Site Influences: | Paved Road, Recreation Nearby, Shopping Nearby |
| Features: | |
| Bylaw Restrict: | Pets Allowed, Rentals Allowed |
| Listing Broker(s): | Coldwell Banker Marquise Realty |

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|-------------|-------|-----------------|-------------|
| Main | Foyer | 5'7 x 3'6 | Above | Bedroom | 11'7 x 11'8 |
| Main | Kitchen | 12'3 x 10'2 | Below | Recreation Room | 13'8 x 16'4 |
| Main | Dining Room | 17'5 x 7'11 | | | |
| Main | Office | 10'5 x 6'11 | | | |
| Above | Primary Bedroom | 10'6 x 12'0 | | | |
| Above | Walk-In Closet | 8'0 x 4'2 | | | |
| Above | Bedroom | 11'1 x 13'7 | | | |

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|--------------------------------|------------|-----------------------------------|--------------------------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 834 sqft | # Of Rooms: | 9 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 834 sqft | # Of Kitchens: | 1 | Main | 2 | No |
| Finished Floor (Below): | 436 sqft | # Of Levels: | 3 | Above | 4 | Yes |
| Finished Floor (Bsmt): | 0 sqft | Crawl/Bsmt Height: | | Above | 3 | No |
| Finished Floor (Total): | 2,104 sqft | Basement: | Fully Finished | Below | 3 | No |
| Unfinished Floor: | 0 sqft | # or % of Rentals Allowed: | 100 | | | |
| Grand Total: | 2,104 sqft | # Of Pets: | 2 - Cats: Yes, Dogs: Yes | | | |

Nestled close to nature yet conveniently located, this modern and luxurious townhome feels like a Whistler retreat. Just 3 km from the entrance to Golden Ears Park, it's perfect for boaters. Around the corner, you'll find an off-leash dog park, the UBC Malcolm Knapp Research Forest, and Maple Ridge Park, an impressive 62-hectare creekside park, only 1 km away. This home features a double garage, driveway, and access to street parking, allowing room in the garage to store your toys. The wide-open floor plan includes an oversized kitchen with top-of-the-line finishes, three spacious bedrooms upstairs, and a recreation room in the basement that could serve as an additional bedroom with its own ensuite bathroom. You will enjoy a main floor walk-out, fully fenced yard with western exposure.