

Depth/Size (ft):	Bedrooms:	4	Approx. Year Built:	2002
Frontage (ft):	Bathrooms:	4	Age:	22
Lot Area:	Full Baths:	2	Zoning:	RM15
Flood Plain:	Half Baths:	2	Gross Taxes:	\$3,519.76
Rear Yard Exp:	Maint. Fee:	524.13	For Tax Year:	2024
View:			P.I.D.:	025-404-407

Style of Home:	3 Storey	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Vinyl,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Wood	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	
Mgmt. Company:	
Complex / Subdiv:	Ridgewood Estates
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 37 SECTION 13 TOWNSHIP 2 NEW WESTMINSTER DISTRICTSTRATA PLAN LMS4667 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Club House,Exercise Centre,Guest Suite,In Suite Laundry
Site Influences:	Golf Course Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	RE/MAX 2000 Realty, RE/MAX 2000 Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'2 x 12'5	Below	Recreation Room	17'2 x 12'5
Main	Kitchen	14'6 x 10'9	Below	Laundry	3' x 6'
Main	Dining Room	10'3 x 14'9	Below	Family Room	10'3 x 9'1
Main	Bedroom	11'8 x 9'0			
Above	Primary Bedroom	19'3 x 19'9			
Above	Bedroom	11' x 10'11			
Above	Bedroom	10'1 x 8'			

Finished Floor (Main):	870 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	820 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	423 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	4	No
Finished Floor (Total):	2,113 sqft	Crawl/Bsmt Height:		Below	2	No
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	2,113 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Welcome home to this beautiful END UNIT 4 BED 4 BATH townhome in the exclusive Ridgewood Estates. Bright and spacious living including kitchen, dining, and lounging area with fireplace. Private den with double doors. Top floor includes 3 bedrooms and two bathrooms. Large primary bedroom with its own 4 piece ensuite, walk in closet, FIREPLACE, and outdoor balcony. Lower floor is a large room including a 2 pc bathroom. This room can be used as a fifth bedroom and has its own outside entrance. New roof in 2017, new paint in 2019, new hot water tank 2020, new furnace 2014. Large side by side double garage. surrounded by a golf course, Cloverdale athletic park, agricultural land, and green space. 2 pets allowed. This home includes the natural elements of REAL WOOD floors and stone tile.