

R2465993
House/Single Family

67 1885 COLUMBIA VALLEY ROAD
Cultus Lake
Lindell Beach
V2R 1J8

Residential Detached
\$799,900 (LP)



Depth/Size (ft.): Frontage (ft.): Approx. Yr Built: 2020
Lot Area (sq.ft.): **5,190.00** Bedrooms: **3** Age: **0**
Flood Plain: **No** Bathrooms: **3** Zoning: **PRD-1**
Rear Yard Exp: Full Baths: **2** Gross Taxes: **\$2,344.08**
Half Baths: **1** For Tax Year: **2019**
Maint. Fee: **\$175.26** P.I.D.: **030-556-147**
View: **Yes: MOUNTAINS**
Complex / Subdiv: **AQUADEL CROSSING**
Services Connected: **Electricity,Natural Gas,Sanitary Sewer,Water**

Style of Home: **2 Storey,Rancher/Bungalow w/Loft**
Construction: **Frame - Wood**
Exterior: **Fibre Cement Board,Stone**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air**
Outdoor Area: **Fenced Yard,Patio(s)**
Type of Roof: **Fibreglass**

Total Parking: **4** Covered Parking: **2** Parking Access:
Parking: **Garage; Double**
Dist. to Transit: Dist to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Hardwood,Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup,Management,Other,Recreation Facility**
Legal: **STRATA LOT 67, PLAN EPS3838, SECTION 15, TOWNSHIP 22, NEW WESTMINSTER LAND DISTR**
Amenities: **Club House,Exercise Centre,Pool; Outdoor,Recreation Center**
Site Influences: **Gated Complex,Gravel Road,Marina Nearby,Recreation Nearby**
Features: **Dishwasher,Refrigerator,Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11' x 13'10"			x			x
Main	Dining Room	11' x 12'6"			x			x
Main	Great Room	14'6" x 17'			x			x
Main	Foyer	9' x 8'			x			x
Main	Den	10'6" x 10'			x			x
Main	Laundry	6' x 7'			x			x
Main	Master Bedroom	12'6" x 14'6"			x			x
Main	Walk-In Closet	6' x 7'6"			x			x
Above	Bedroom	11' x 13'2"			x			
Above	Bedroom	10' x 13'2"			x			

Finished Floor (Main):	1,385	# of Rooms:	10	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	515	# of Kitchens:	1	1	Main	2	No
Finished Floor (Below):	0	# of Levels:	2	2	Main	4	Yes
Finished Floor (Basement):	0	Suite:	None	3	Above	4	No
Finished Floor (Total):	1,900 sq. ft.	Crawl/Bsmt. Height:		4			No
Unfinished Floor:	0	Beds in Bsmt.:	0	5			No
Grand Total:	1,900 sq. ft.	Basement:	Crawl	6			No
		Beds not in Bsmt.:	3	7			No
				8			No

Listing Broker(s): **HomeLife Advantage Realty Ltd (Vedder)**

A NEW COMMUNITY OF SINGLE FAMILY HOMES WITH THE RESORT LIFESTYLE and MASTER on MAIN!! AQUADEL CROSSING!!! Spacious open floor plan w/vaulted ceilings, high-end finishings, lots of windows, stainless steel appliances and an abundance of cabinetry. A wonderful lake life place to call home that's great for entertaining the whole family. Relax and enjoy the large patio area and amazing mountain views. Double car garage, full sized driveway and located at the back of the complex at the end of the cul-de-sac. Spend time relaxing in the Clubhouse, pool or by the outdoor BBQ area while your kids play in the park. Walking distance to Cultus Lake. Call today for your private tour.