

Depth/Size (ft):	Bedrooms:	4	Approx. Year Built:	2004
Frontage (ft):	Bathrooms:	4	Age:	20
Lot Area:	Full Baths:	2	Zoning:	STRATA
Flood Plain:	Half Baths:	2	Gross Taxes:	\$3,596.11
Rear Yard Exp:	Maint. Fee:	422.43	For Tax Year:	2022
View:	Yes		P.I.D.:	025-952-617

Style of Home:	2 Storey w/Bsmt.,Corner Unit	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl,Wood	Parking Access:	
Foundation:		Parking:	Add. Parking Avail.,Garage; Double,Visitor Parking
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:	Electric,Forced Air	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Other	Fixtures Rmvd:	No

View:	Yes : Mountain view from Primary bed
Mgmt. Company:	Tribe Management Inc - 604-343-2601
Complex / Subdiv:	Whisper Ridge
Services Connected:	Electricity,Natural Gas,Water
Legal:	STRATA LOT 74, PLAN BCS790, SECTION 14, TOWNSHIP 39, 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 1 OR V, AS APPROPRIATE
Amenities:	Club House,Pool; Outdoor,Recreation Center,Swirlpool/Hot Tub
Site Influences:	Cul-de-Sac,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	No Restrictions
Listing Broker(s):	RE/MAX Sabre Realty Group

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12'11 x 7'7	Above	Bedroom	13'8 x 9'8
Main	Eating Area	12'7 x 10'8	Above	Walk-In Closet	7'11 x 7'9
Main	Living Room	16'9 x 13'1	Below	Family Room	11'6 x 9'5
Main	Foyer	6'5 x 3'11	Below	Office	11'11 x 10'4
Above	Primary Bedroom	13'5 x 12'2	Below	Storage	6'5 x 10'1
Above	Bedroom	13'8 x 9'8			
Above	Bedroom	12'10 x 9'3			

Finished Floor (Main):	825 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	794 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	416 sqft	Crawl/Bsmt Height:		Above	4	No
Finished Floor (Total):	2,035 sqft	Basement:	Full	Below	2	No
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	2,035 sqft	# Of Pets:				

This 3-level gem in Whisper Ridge offers a great location, STUNNING RENOVATION and an ideal situation. Just steps from LaFarge Lake, Skytrain, shopping, and restaurants & schools close by! The modern kitchen features quartz countertops, stainless steel appliances, Gorgeous Backsplash &French Oak lam flooring. Enjoy a fairly private patio and yard off the kitchen - perfect for outdoor entertaining. The primary room boasts a large walk-in closet and a luxurious ensuite bath with double sinks & impressive shower. The lower level offers a versatile rec room, ideal for a TV room, office, or gym. With a double garage and 2 extra parking spots on the landing pad, parking is never an issue. Plus, enjoy access to Cascade Clubhouse amenities offering an outdoor pool, hot tub, gym & clubhouse.