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|-------------------------|-----|--------------------|--------|----------------------------|-------------|
| 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 |

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| 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 |

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|----------------------------|---|
| 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 | | | |

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|--------------------------------|------------|---------------------------|----------------|-----------------------|--------------------|-----------------|
| 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!