



Presented by:  
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**Active**  
**R2371029**  
 Board: V  
 House/Single Family

**40523 N HIGHLANDS WAY**  
 Squamish  
 Garibaldi Highlands  
 V8B 0P3

Residential Detached  
**\$1,049,900** (LP)   
 (SP)



Sold Date: Frontage (feet): **115.00** Original Price: **\$1,049,900**  
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1976**  
 Depth / Size: **127.13** Bathrooms: **2** Age: **43**  
 Lot Area (sq.ft.): **8,801.00** Full Baths: **2** Zoning: **RS-1**  
 Flood Plain: Half Baths: **0** Gross Taxes: **\$3,925.04**  
 Rear Yard Exp: For Tax Year: **2018**  
 Council Apprv?: Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **004-550-595**  
 Tour: **Virtual Tour URL**

View: **Yes: Sunny Southeast Exposure**  
 Complex / Subdiv:  
 Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**  
 Sewer Type: **City/Municipal**

Style of Home: **2 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Aluminum, Glass, Wood**  
 Foundation: **Concrete Slab**  
 Rain Screen:  
 Renovations: **Partly** Reno. Year: **2019**  
 # of Fireplaces: **2** R.I. Plumbing: **Yes**  
 Fireplace Fuel: **Wood** R.I. Fireplaces:  
 Water Supply: **City/Municipal** Metered Water:  
 Fuel/Heating: **Baseboard, Electric**  
 Outdoor Area: **Patio(s) & Deck(s)**  
 Type of Roof: **Metal**

Total Parking: **6** Covered Parking: Parking Access: **Front**  
 Parking: **Open**  
 Dist. to Public Transit: **1** Dist. to School Bus: **1**  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Laminate, Mixed, Tile**

Legal: **LOT 28, BLOCK Q, PLAN VAP15580, DISTRICT LOT 511, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

Site Influences: **Central Location, Greenbelt, Private Yard, Recreation Nearby, Shopping Nearby, Treed**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Microwave**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	13'5 x 10'5	Below	Recreation Ro...	16'6 x 10'8			x
Main	Bedroom	10'11 x 9'4	Below	Flex Room	11'2 x 10'7			x
Main	Bedroom	10'11 x 9'2	Below	Foyer	6'5 x 3'5			x
Main	Kitchen	14'8 x 9'2	Below	Utility	24'10 x 11'2			x
Main	Eating Area	8'5 x 4'1			x			x
Main	Dining Room	9'6 x 9'5			x			x
Above	Living Room	16'9 x 8'6			x			x
Main	Patio	13'7 x 25'10			x			x
Below	Bedroom	12'8 x 9'3			x			x
Below	Laundry	10'9 x 10'1			x			x

Finished Floor (Main):	<b>1,163</b>	# of Rooms:	<b>14</b>	Bath		Floor	# of Pieces	Ensuite?	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Grg Dr Ht:
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>3</b>	<b>No</b>		
Finished Floor (Below):	<b>845</b>	# of Levels:	<b>2</b>	2	<b>Below</b>	<b>3</b>	<b>No</b>		
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>	3					
Finished Floor (Total):	<b>2,008 sq. ft.</b>	Crawl/Bsmt. Height:		4					
Unfinished Floor:	<b>307</b>	Beds in Basement:	<b>0</b>	5					
Grand Total:	<b>2,315 sq. ft.</b>	Basement:	<b>Fully Finished, Separate Entry</b>	6					
		Basement:	<b>Fully Finished, Separate Entry</b>	7					

Listing Broker(s): **VPG Realty Inc.**

**Welcome to 40523 N Highlands Way in coveted Garibaldi Highlands! This renovated family home on a private lot backing on to green space is a must see. Enjoy sunny mountain views from your large front yard as you watch the kids walk to Garibaldi Highlands Elementary. Recently renovated, updates include a new metal roof, complete kitchen incl. counters, cabinets, appliances, backsplash and flooring. A new washer and dryer, downstairs bathroom and new interior/exterior paint complete the list. An entertainers dream, the brand new elevated deck off the dining room extends your living space for the warm summer months! Bring your design ideas for the spacious rear yard with parking for all your toys. Add value to your home with coach house or suite potential. Open: Tues, May 21, 10am-12pm.**