

## Presented by:

## Chris Brown PREC\*

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Active 40523 N HIGHLANDS WAY R2371029

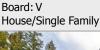
Squamish Garibaldi Highlands V8B 0P3 \$1,049,900 (LP) 000

Parking Access: Front

Dist. to School Bus: 1

Residential Detached

(SP) M





Sold Date: Frontage (feet): 115.00 Original Price: \$1,049,900 Bedrooms: Approx. Year Built: 1976 Meas. Type: Feet Depth / Size: 127.13 Bathrooms: 2 Age: 43 2 RS-1 Lot Area (sq.ft.): 8,801.00 Full Baths: Zoning: Flood Plain: Half Baths: 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** 

Covered Parking:

Sewer Type: City/Municipal

Style of Home: 2 Storey

Construction: Frame - Wood

Exterior: Aluminum, Glass, Wood

Foundation: Concrete Slab

Rain Screen:

Renovations: **Partly** # of Fireplaces: **2** 

Fireplace Fuel: Wood
Water Supply: City/Municipal

Fuel/Heating: Baseboard, Electric Outdoor Area: Patio(s) & Deck(s)

Type of Roof: Metal

Total Parking: 6

Parking: **Open** 

Dist. to Public Transit: 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

2019

Amenities: None

Site Influences: Central Location, Greenbelt, Private Yard, Recreation Nearby, Shopping Nearby, Treed

Reno. Year:

R.I. Fireplaces:

Metered Water:

R.I. Plumbing: Yes

Features: ClthWsh/Dryr/Frdg/Stve/DW, Microwave

Floor	Туре	Dimensions	Floor	Туре	Dimensions	Floor	Туре	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):	1,163	# of Rooms: <b>14</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	. 0	# of Kitchens: 1	1	Main	3	No	Barn:
Finished Floor (Below):	845	# of Levels: 2	2	Below	3	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite: None	3				Pool:
Finished Floor (Total):	2,008 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: <b>0</b> Beds not in Basement: <b>4</b>	5				Gra Dr Ht:
Unfinished Floor:	307	Basement: Fully Finished, Separate Entry	6				-
Grand Total:	2,315 sq. ft.		7				
			8				

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.