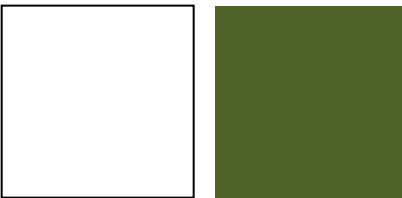
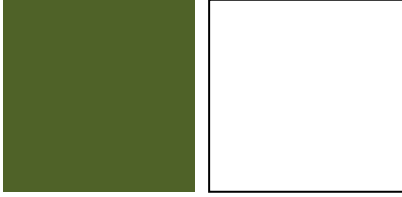


40755 Thunderbird Ridge

\$1,898,000



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SQUAMISH

BLACK TUSK REALTY

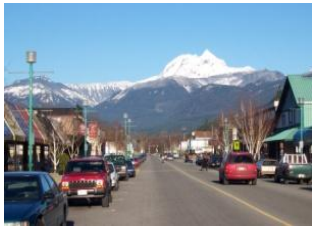


This truly move-in-ready family home has been extensively and thoughtfully renovated between 2020 and 2025, showcasing quality craftsmanship throughout. Highlights include a bright, custom-designed Merit kitchen with stunning mountain views, Caesarstone countertops, a breakfast bar, and stainless-steel appliances. Additional upgrades feature JELD-WEN windows with screens, hot water on demand, an EV charging outlet, and a beautifully appointed one-bedroom suite complete with a natural gas stove and fireplace. The home offers 5 bedrooms and 4 bathrooms, with warm post-and-beam accents in the living and dining areas, plus a spacious family room that opens onto the patio and hot tub. Perfect for indoor-outdoor living. Exterior improvements include snow stops and gutters on the metal roof, updated front yard drain tile, a carport, and a detached 8' x 10' secure storage shed. Set on a private, fully fenced yard ideal for children and pets, this is a home that truly has it all. One not to be missed.

SCAN THE QR CODE WITH YOUR MOBILE DEVICE TO
VIEW MORE INFORMATION, OR VISIT
www.alyssawilson.biz/40755-thunderbird



All information contained herein is from sources deemed reliable and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed regarding the accuracy thereof, and it shall not form part of any future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified.



Notable Features of 40755 Thunderbird Ridge

Renovations and Improvements:

2025

- Replaced Dura Decking on the sundeck and stairs to back yard
- New heat pump for the Hot Tub
- Perimeter fencing repaired and reinforced

2024

- Snow stops and gutters – Alpine Gutters (\$8295)
- Post and beam carport
- Energy efficient pot lights upstairs main floor - May
- Smooth coat ceilings – May
- Electrical updated throughout the house
- Jeld-Wen windows and screens

2023

- Replacement of perimeter drainage – Toby Nolan Construction Mobilization
- 8' x 10' metal storage container (\$5000)
- EV Charging outlet

2022

- Dryer – Whirlpool, front load, natural gas
- Washer – Whirlpool, front load
- Suite – 2022
 - Spray foam for insulation in walls and ceilings (\$3800)
 - New windows with screens
 - Ikea Kitchen
 - Shaker panel barn doors to the bedroom
 - Quartz counters, tiled backsplash
 - Farmhouse, double stainless-steel sink
 - Rough-in for gas line for fireplace – Newell Heating and Sheet Metal (\$2103.)
 - Natural gas fireplace
 - Fridge – Whirlpool s/s 2 door, freezer on bottom
 - Dishwasher – Whirlpool s/s
 - Stove – GE Profile s/s, n/gas, 4-burner
 - Washer/Dryer – N/gas Blomberg stackable
 - 4 piece bathroom with tiled tub/shower surround
 - 100 amp electrical sub panel
 - Personal outdoor patio

2021

- Shaker panel doors, baseboards, trim and hardware, upstairs (\$4639.)
- All Weather Windows – downstairs
- Upstairs kitchen Appliances –
 - Fridge – GE, s/s, 2-door with water & Ice dispenser
 - Stove – Bosch, n/gas, 5- burner
 - Dishwasher – Bosch, s/s

2020

- Hot tub – Jacuzzi J-225, Poolside Servicing (\$9328.)
- Navien Hot Water on Demand – Newell Heating and Sheet Metal (\$6186)

2018

- Kitchen renovations - 2018
 - Merrit Custom kitchen with pull-out shelves & soft close drawers
 - Deep stainless-steel sink
 - Caesarstone counters
 - Fridge – GE, s/s, 2-door with water & Ice dispenser
 - Stove – Bosch, n/gas, 5- burner
 - Dishwasher – Bosch, s/s
- Radiant in-floor heated tile floors in the main and ensuite bathrooms

Extras

- Enviro, wood stove insert in the living room
- TELUS Smart Home Security
- 200 amp main electrical panel



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SQUAMISH

BLACK TUSK REALTY





Presented by:

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Active
R3101889
Board: V
House/Single Family

40755 THUNDERBIRD RIDGE

Squamish
Garibaldi Highlands
VON 1T0

Residential Detached

\$1,898,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,898,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1981
Frontage(feet): 76.00	Bathrooms: 4	Age: 45
Frontage(metres): 23.16	Full Baths: 3	Zoning: RS1
Depth / Size: 120	Half Baths: 1	Gross Taxes: \$5,598.28
Lot Area (sq.ft.): 9,108.00	Rear Yard Exp: Northwest	For Tax Year: 2025
Lot Area (acres): 0.21	P.I.D.: 005-508-673	Tax Inc. Utilities?: No
Flood Plain: No	Tour:	
View: Yes: West Coast Mountains		
Complex/Subdiv: Garibaldi Highlands		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 2 Storey	Total Parking: 4	Covered Parking: 0	Parking Access: Front
Construction: Frame - Wood	Parking: Open, RV Parking Avail.		
Exterior: Wood	Driveway Finish: Asphalt		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	
Renovations: Completely	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
# of Fireplaces: 2	Property Disc.: Yes		
R.I. Fireplaces:	Fixtures Leased: Yes :Telus Security		
Fireplace Fuel: Natural Gas	Metered Water:		
Fuel/Heating: Baseboard, Electric	R.I. Plumbing: No	Fixtures Rmvd: Yes :Indigenous art metal screens	
Outdoor Area: Fenced Yard, Patio(s), Sundeck(s)	Floor Finish: Hardwood, Laminate, Tile, Wall/Wall/Mixed		
Type of Roof: Metal			

Legal: **LOT 292, BLOCK R, PLAN VAP16204, DISTRICT LOT 512, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

Site Influences: **Paved Road, Private Yard, Recreation Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,372	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	12'6 x 17'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'6 x 10'			x	Main 4
Finished Floor (Below):	1,372	Main	Kitchen	13'2 x 10'10"			x	Main 2
Finished Floor (Basement):	0	Main	Primary Bedroom	14'3 x 11'2"			x	Below 3
		Main	Walk-In Closet	5' x 4'			x	Below 4
Finished Floor (Total):	2,744sq. ft.	Main	Bedroom	9'6 x 10'3"			x	
Unfinished Floor:	0	Main	Bedroom	9'6 x 9'7"			x	
Grand Total:	2,744sq. ft.	Below	Bedroom	9'9 x 12'10"			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Family Room	12'10 x 19'9"			x	
		Below	Foyer	7'9 x 15'7"			x	
		Below	Living Room	14'9 x 9'			x	
Suite: Unauthorized Suite		Below	Kitchen	12'8 x 11'			x	
Basement: Fully Finished, Separate Entry		Below	Bedroom	11'7 x 11'6"			x	

Crawl/Bsmt. Height: # of Levels: **2**
of Kitchens: **2** # of Rooms: **13**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

Listing Broker(s): **Black Tusk Realty** **Black Tusk Realty**

This is a truly move-in-ready family home. Extensive, quality renovations were completed between 2020 and 2025. These include a bright, custom-designed Merit kitchen w/ mountain views, Caesarstone counters, a breakfast bar, stainless steel appliances, JELD-WEN windows w/ screens, hot water on-demand, EV charging outlet, luxurious one-bedroom suite w/ n/gas stove & fireplace, snow stops/gutters on the metal roof, replaced front yard drain tile replaced, hot tub & carport. The home offers a total of 5 bedrooms, 4 bathrooms, post-and-beam accented living & dining rooms, a family room opening to the patio & hot tub, a sundeck, and a detached 8' x 10' storage shed. The yard is private, fenced and perfect for children and pets. A home not to be missed.