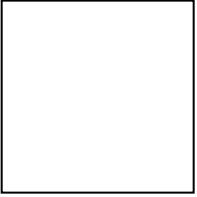
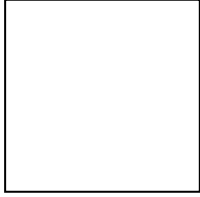


9 – 40200 GOVERNMENT ROAD \$789,000



ALYSSA WILSON

Licensed Realtor®
with Royal LePage Black Tusk Realty



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SQUAMISH

BLACK TUSK REALTY



Tastefully updated 2 bedroom, 1.5 bathroom townhouse in the family friendly Viking Ridge complex. Features include a bright and open main floor with renovated shaker style kitchen, stainless steel appliances, laminate floors, a cozy natural gas fireplace and new washer and dryer. Plenty of space in your over-height garage with option for lofted storage and additional open parking spot. Located next to Mamquam Elementary School, shopping, restaurants, coffee shops, golfing and more. Pets are welcome with a 2 dog or 2 cat allowance. Call to schedule your viewing today, this one won't last long!

SCAN TO VIEW MORE INFORMATION,
PHOTO'S AND TO TOUR THE HOME



...OR HEAD TO
www.alyssawilson.biz/9-40200-government



Royal LePage Black Tusk Realty - SQUAMISH, BC

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.



Presented by:
Alyssa Wilson

Royal LePage Black Tusk Realty
Phone: 604-815-9351

alyssa@blacktuskrealty.com



Active
R2860225
Board: V
Townhouse

9 40200 GOVERNMENT ROAD
Squamish
Garibaldi Estates
V8B 0G6

Residential Attached
\$789,000 (LP)
(SP)



Sold Date: If new,GST/HST inc?: **No** Original Price: **\$789,000**
Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1993**
Frontage(feet): Bathrooms: **2** Age: **31**
Frontage(metres): Full Baths: **1** Zoning: **RM2**
Depth / Size (ft.): Half Baths: **1** Gross Taxes: **\$2,500.18**
Sq. Footage: **0.00** For Tax Year: **2023**
Flood Plain: P.I.D.: **017-881-889** Tax Inc. Utilities?: **No**
View: **Yes : MOUNTAIN** Tour: **Virtual Tour URL**
Complex / Subdiv: **VIKING RIDGE**
First Nation
Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Electric, Natural Gas**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**
Parking: **Carpport; Single, Open, Visitor Parking**
Dist. to Public Transit: **1 BLOCK** Dist. to School Bus: **1 BLOCK**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate, Tile**

Legal: **STRATA LOT 9, PLAN LMS488, SECTION 11, TOWNSHIP 50, GROUP1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION OF THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.**

Amenities: **None**

Site Influences: **Central Location, Cul-de-Sac, Golf Course Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Fireplace Insert, Garage Door Opener**

| | | | |
|--|---|-----------------------------------|-------------------|
| Finished Floor (Main): 510 | Units in Development: 70 | Tot Units in Strata: 70 | Locker: No |
| Finished Floor (Above): 560 | Exposure: | Storeys in Building: 2 | |
| Finished Floor (AbvMain2): 0 | Mgmt. Co's Name: Avesta Strata & Property Mgmt | Mgmt. Co's #: 604-815-4545 | |
| Finished Floor (Below): 0 | Maint Fee: \$352.49 | Council/Park Apprv?: No | |
| Finished Floor (Basement): 0 | Maint Fee Includes: Gardening, Management, Snow removal | | |
| Finished Floor (Total): 1,070 sq. ft. | | | |
| Unfinished Floor: 0 | | | |
| Grand Total: 1,070 sq. ft. | Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed | | |

Suite: **None**
Basement: **Crawl**
Crawl/Bsmt. Ht: # of Levels: **2**
of Kitchens: **1** # of Rooms: **8**

Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed:
Short Term (<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

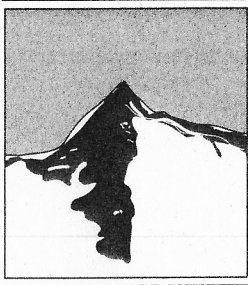
| Floor | Type | Dimensions | Floor | Type | Dimensions | Bath | Floor | # of Pieces | Ensuite? |
|-------|-----------------|-------------|-------|------|------------|------|-------|-------------|----------|
| Main | Foyer | 5'4 x 6'8 | | | x | 1 | Main | 2 | No |
| Main | Kitchen | 8'3 x 8' | | | x | 2 | Above | 4 | Yes |
| Main | Living Room | 14'3 x 11'4 | | | x | 3 | | | |
| Main | Dining Room | 10'11 x 6' | | | x | 4 | | | |
| Above | Primary Bedroom | 14' x 11'10 | | | x | 5 | | | |
| Above | Walk-In Closet | 6'10 x 5'2 | | | x | 6 | | | |
| Above | Bedroom | 12'6 x 10'2 | | | x | 7 | | | |
| Above | Laundry | 4' x 2'8 | | | x | 8 | | | |

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

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Site Plan





Viking RIDGE

The Hearth

1070 Square Feet

Two level living with two bedrooms, one bathroom and one powder room.

The developer reserves the right to make modifications and changes should they be necessary to maintain the high standards of this project. Square footages may vary slightly.

