

21-1500 JUDD ROAD

\$759,000



ALYSSA WILSON

Licensed Realtor®
The Wilson Group Squamish

604.815.9351
alyssa@blacktuskrealty.com
www.alyssawilson.biz

and

MARIANNE WILSON

Personal Real Estate Corporation
The Wilson Group Squamish

604.892.7515
homes@mariannewilson.com
www.mariannewilson.com

Nestled in the Cottonwoods complex in beautiful Brackendale, this fully renovated 2 bedroom + den, 2 bathroom townhouse is truly move-in ready. Extensive interior updates include new drywall with asbestos abatement, trim, flooring, bathrooms, kitchen, appliances, plus a clean, dry attic and crawlspace. Cozy up beside the wood-burning fireplace and enjoy the oversized sliding doors opening to your private fenced yard. Major complex upgrades completed in 2022 include windows, exterior envelope, Hardi-board siding, doors, roof, gutters & metal fencing. Complete with a covered carport and secure storage room. Ideally located beside Eagle Run Park and playground, just steps to schools, trails, coffee shop, sandy beaches, restaurants and upcoming grocery store. Pet lovers will appreciate that up to 3 pets are allowed.

SCAN THE QR CODE WITH YOUR MOBILE DEVICE TO
VIEW MORE INFORMATION, OR VISIT
www.alyssawilson.biz/21-1500-judd



SQUAMISH

BLACK TUSK REALTY



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
The Wilson Group Squamish
Black Tusk Realty
Phone: 604-815-9351
<https://www.alyssawilson.biz>
alyssa@blacktuskrealty.com



Active
R3125288
Board: V
Townhouse

21 1500 JUDD ROAD
Squamish
Brackendale
V0N 1T0

Residential Attached
\$759,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$799,990
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1976
Frontage(feet):	Bathrooms: 2	Age: 50
Frontage(metres):	Full Baths: 1	Zoning: RM-2
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$2,687.79
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 003-730-638	Tax Inc. Utilities?: No
View: Yes : Mountains		Tour: Virtual Tour URL
Complex / Subdiv: Cottonwoods		
First Nation		
Services Connctd: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Fibre Cement Board, Stucco**
Foundation: **Concrete Perimeter**

Renovations: **Completely**
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Baseboard, Wood**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

Reno. Year: **2026**
Rain Screen: **Full**
Metered Water:
R.I. Plumbing: **No**

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
Parking: **Carport; Single, Visitor Parking**
Dist. to Public Transit: **Close** Dist. to School Bus: **Close**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate, Tile, Wall/Wall/Mixed, Carpet**

Legal: **STRATA LOT 21, PLAN VAS224, SECTION 14, TOWNSHIP 50, GROUP 1, 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 1 OR V, AS APPROPRIATE**

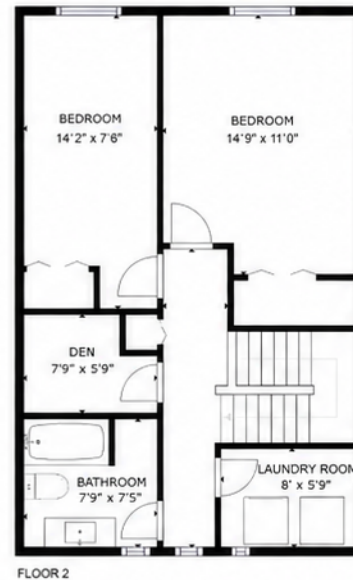
Amenities: **None**

Site Influences: **Private Yard, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Fireplace Insert, Microwave, Storage Shed, Windows - Storm**

Finished Floor (Main): 1,146	Units in Development: 33	Tot Units in Strata: 33	Locker: No
Finished Floor (Above): 0	Exposure:	Storeys in Building: 2	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Avesta - Natasha Fisher	Mgmt. Co's #: 604-815-4545	
Finished Floor (Below): 0	Maint Fee: \$387.53	Council/Park Apprv?: No	
Finished Floor (Basement): 0	Maint Fee Includes: Gardening, Management, Snow removal		
Finished Floor (Total): 1,146 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,146 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Suite: None	Restricted Age:	# of Pets:	Cats: Yes Dogs: Yes
Basement: Crawl	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details: No rentals under 30 days		
# of Levels: 2			
# of Rooms: 8			
Floor	Type	Dimensions	Bath
Main	Foyer	5'1 x 9'6	1
Main	Kitchen	7'7 x 8'11	2
Main	Dining Room	7'7 x 11'9	3
Main	Living Room	11'9 x 15'10	4
Above	Primary Bedroom	14'9 x 11'	5
Above	Bedroom	14'2 x 7'66	6
Above	Den	7'9 x 5'9	7
Above	Laundry	8' x 5'9	8

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

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INTERIOR LIVING SPACE MEASUREMENTS

FLOOR 1: 546 sq ft, FLOOR 2: 600 sq ft

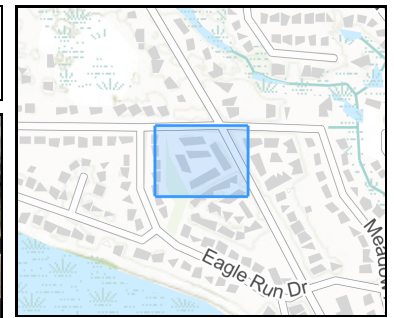
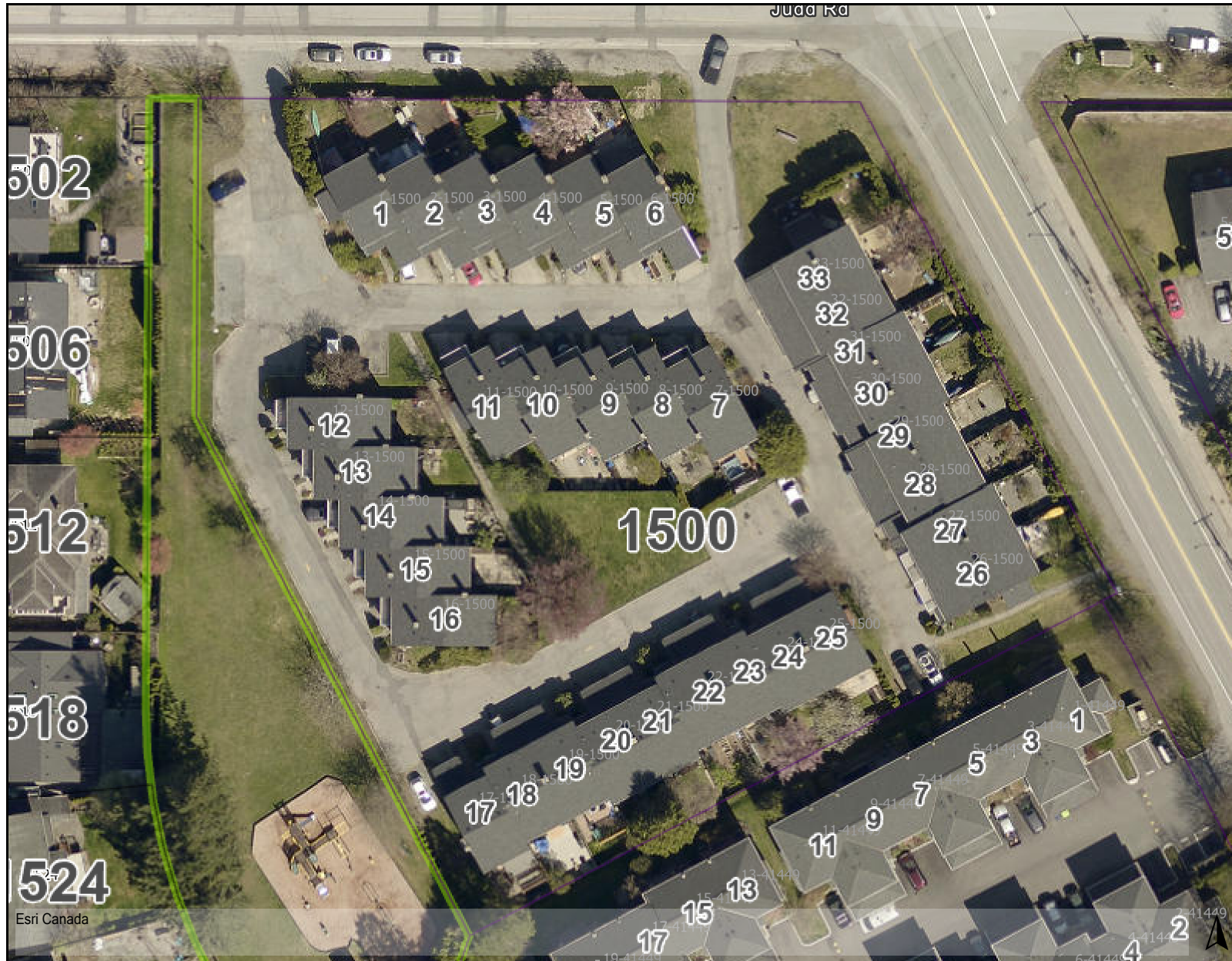
EXCLUDED AREAS: BACKYARD/PATIO: 432 sq ft, CARPORT: 152 sq ft

NOT MEASURED: CLOSETS AND STAIRWELL

TOTAL: 1146 sq ft

This floor plan is intended for marketing purposes only and is not intended to be used for architectural/construction purposes. All measurements should be considered approximate, actual may vary.





Legend

Properties

Parcels

-  BUILDING STRATA
-  SUBDIVISION
-  PARK

District Park



District Boundary



Notes

Created by: Alyssa Wilson

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

