

# 18-1200 EDGEWATER DRIVE \$1,089,000



## ALYSSA WILSON

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SQUAMISH

**BLACK TUSK REALTY**



Welcome to this fantastic three-bedroom, 2.5-bathroom Edgewater townhouse. The home's south-facing orientation fills the living room and decks with sunlight, offering beautiful views of the nearby greenspace. Constructed with noise dampening, energy-efficient concrete, this unit stays comfortable year-round. The spacious master bedroom features a walk-in closet, a private deck, and a full ensuite. With fresh paint and new carpets, this home is ready to make it your own. You'll also find a lovely private patio, driveway parking for 2, and a huge 24' x 35' garage, providing plenty of space for vehicles and gear. This home is located in a quiet, well-managed complex, tucked away on Edgewater Drive. Walk to the public recreation center, river trails, bike park, coffee shop, Edgewater Park and plenty of hiking and biking trails.

SCAN THE QR CODE WITH YOUR MOBILE DEVICE TO  
VIEW MORE INFORMATION, OR VISIT  
[www.alyssawilson.biz/18-1200-edgewater](http://www.alyssawilson.biz/18-1200-edgewater)





Presented by:  
**Alyssa Wilson**

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**Active**  
**R3043261**

Board: V  
Townhouse

**18 1200 EDGEWATER DRIVE**

Squamish  
Northyards  
V8B 0E7

Residential Attached

**\$1,089,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: **Yes**  
Meas. Type: **Feet** Bedrooms: **3**  
Frontage(feet): Bathrooms: **3**  
Frontage(metres): Full Baths: **2**  
Depth / Size (ft.): Half Baths: **1**  
Sq. Footage: **0.00**  
Flood Plain: P.I.D.: **026-455-561**  
View: **Yes :Surrounding mountains**  
Complex / Subdiv: **Edgewater Estates**  
First Nation  
Services Connctd: **Electricity, Sanitary Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Original Price: **\$1,089,000**  
Approx. Year Built: **2005**  
Age: **20**  
Zoning: **RM2**  
Gross Taxes: **\$3,625.13**  
For Tax Year: **2024**  
Tax Inc. Utilities?: **No**  
Tour:

Style of Home: **2 Storey**  
Construction: **Concrete**  
Exterior: **Fibre Cement Board, Stucco**  
Foundation: **Concrete Slab**

Renovations:  
# of Fireplaces: R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Baseboard**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double, Open, Visitor Parking**  
Dist. to Public Transit: **1 BLK** Dist. to School Bus: **<2KM**  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Laminate, Tile, Carpet**

Legal: **STRATA LOT 15, PLAN BCS1374, SECTION 3, 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: **Central Location, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Microwave**

Finished Floor (Main): **738**  
Finished Floor (Above): **802**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,540 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **1,540 sq. ft.**

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

Units in Development: **35**  
Exposure:  
Mgmt. Co's Name: **Dynamic Michael Roblin**  
Maint Fee: **\$471.44**  
Maint Fee Includes: **Gardening, Management, Snow removal**

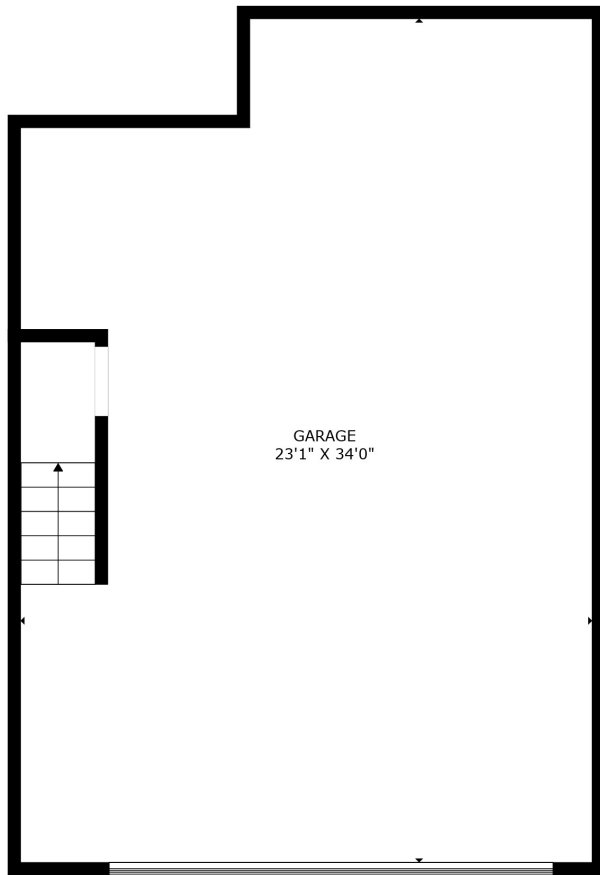
Tot Units in Strata: **35** Locker: **No**  
Storeys in Building:  
Mgmt. Co's #: **604-815-4654**  
Council/Park Apprv?: **No**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**  
Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**  
# or % of Rentals Allowed: **%**  
Short Term(<1yr)Rnt/Lse Alwd?: **No**  
Short Term Lse-Details:

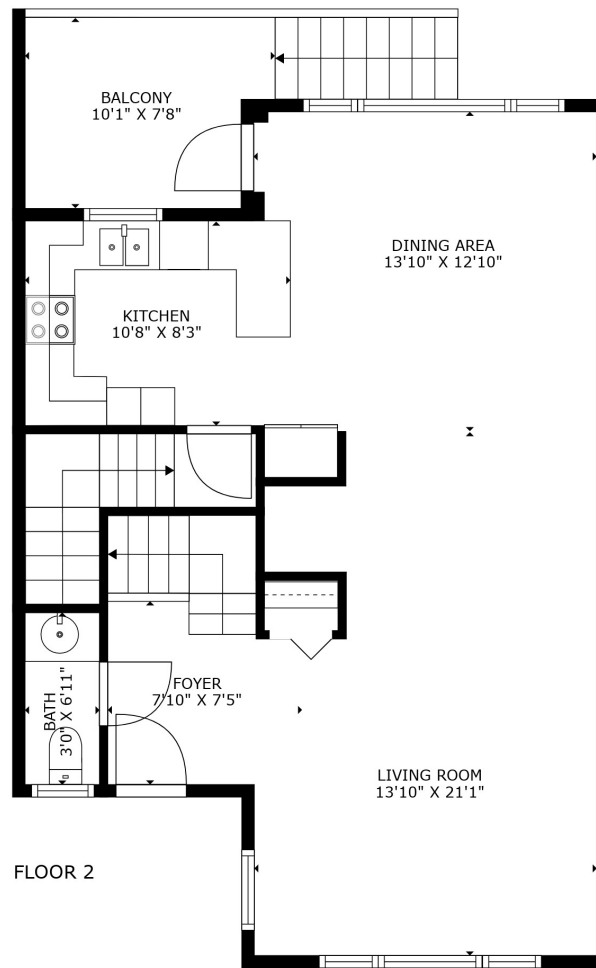
| Floor | Type            | Dimensions    | Floor | Type | Dimensions | Bath | Floor | # of Pieces | Ensuite? |
|-------|-----------------|---------------|-------|------|------------|------|-------|-------------|----------|
| Main  | Living Room     | 13'10 x 21'1  |       |      | x          | 1    | Main  | 2           | No       |
| Main  | Dining Room     | 13'10 x 12'10 |       |      | x          | 2    | Above | 4           | Yes      |
| Main  | Kitchen         | 10'8 x 8'3    |       |      | x          | 3    | Above | 4           | No       |
| Main  | Foyer           | 7'10 x 7'5    |       |      | x          | 4    |       |             |          |
| Above | Primary Bedroom | 16'4 x 12'8   |       |      | x          | 5    |       |             |          |
| Above | Walk-In Closet  | 9'3 x 5'2     |       |      | x          | 6    |       |             |          |
| Above | Bedroom         | 10'9 x 8'11   |       |      | x          | 7    |       |             |          |
| Above | Bedroom         | 9'3 x 13'2    |       |      | x          | 8    |       |             |          |

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

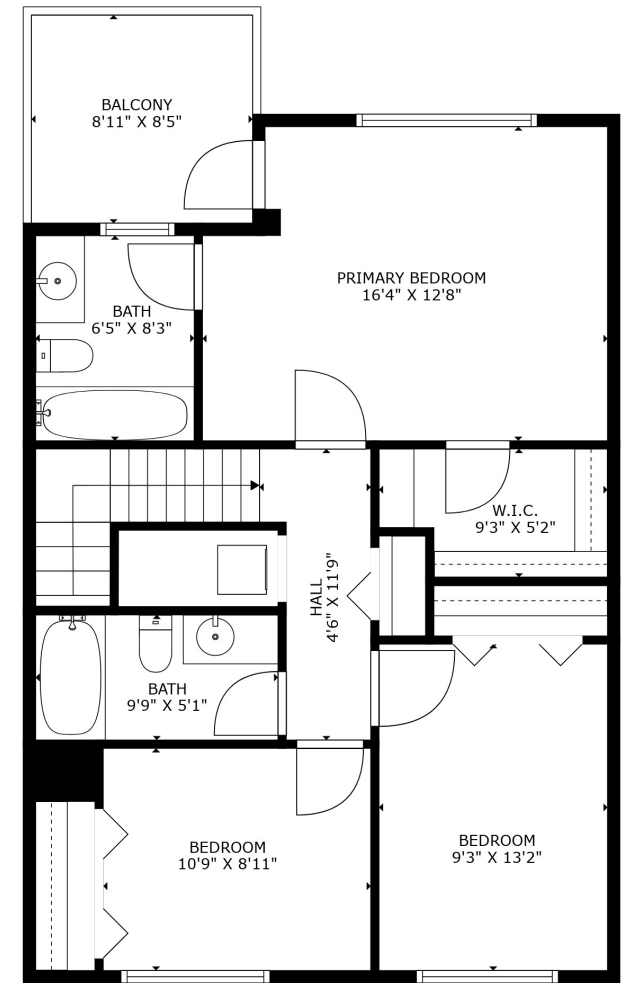
**Welcome to this fantastic 3bdrm, 2.5 bath Edgewater townhouse. The home's south-facing orientation fills the living room & decks with sunlight, offering beautiful views of the nearby greenspace. Constructed with noise dampening, energy-efficient concrete, this unit stays comfortable year-round. The spacious primary bdrm features a walk-in closet, private deck, & full ensuite. With fresh paint & new carpets, this home is ready to make it your own. You'll also find a private patio, driveway parking for 2 & a huge 24' x 35' garage, providing plenty of space for vehicles & gear. This home is located in a quiet, well-managed complex, tucked away on Edgewater Drive. Walk to the rec center, river trails, bike park, coffee shop, Edgewater Park and plenty of trails.**



FLOOR 1



FLOOR 2



FLOOR 3

**Total GLA: 1540 sq. ft | Total: 2489 sq. ft**  
 Floor 1: (Excluded areas 802 sq. ft)  
 Floor 2: 738 sq. ft (Excluded areas 72 sq. ft)  
 Floor 3: 802 sq. ft (Excluded areas 75 sq. ft)



This Floor Plan Is For Marketing Purpose Only, All Measurements Are Approximate, Should Not Be Relied Upon Without Verification. Howe Sound Photography Assumes No Responsibility For Its Accuracy.

