

# 21-1500 JUDD ROAD

## \$779,000



## 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.

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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](mailto:alyssa@blacktuskrealty.com)



**Active**  
**R3125288**

Board: V  
 Townhouse

**21 1500 JUDD ROAD**

Squamish  
 Brackendale  
 V0N 1T0

Residential Attached

**\$779,000** (LP)

(SP)



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

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**

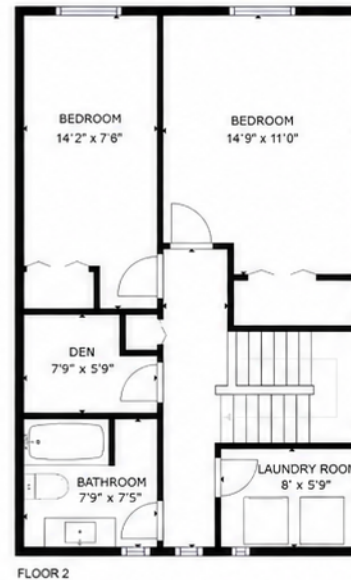
Amenities: **None**

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

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

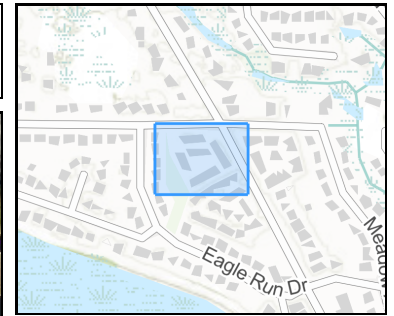
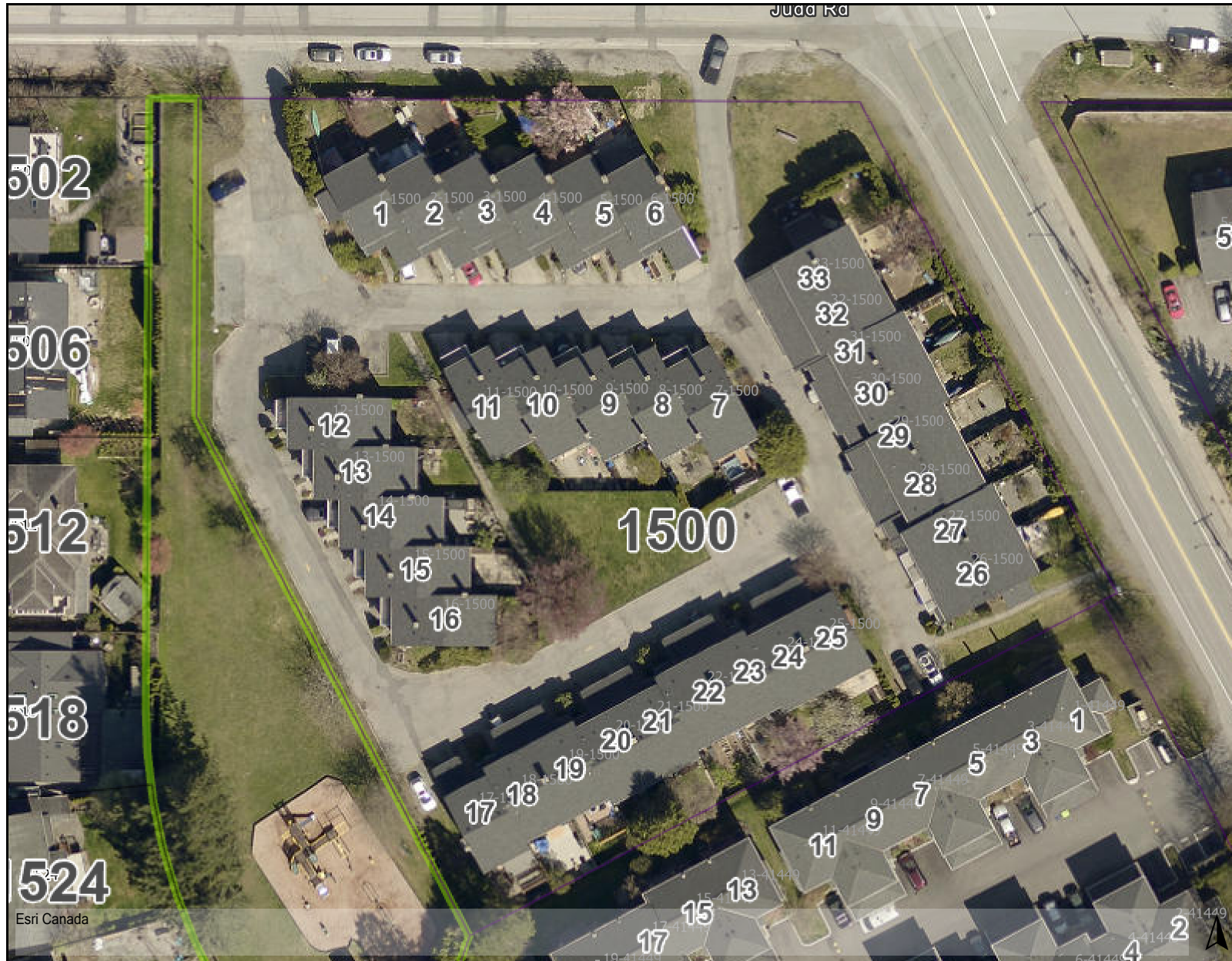
EXCLUDED AREAS: BACKYARD/PATIO: 432 sq ft, CARPORT: 152 sq ft

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

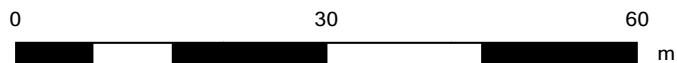


#### District Boundary



## Notes

Created by: Alyssa Wilson



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THIS MAP IS NOT TO BE USED FOR NAVIGATION