

21-1500 JUDD ROAD

\$799,990



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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
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Active
R3125288
 Board: V
 Townhouse

21 1500 JUDD ROAD
 Squamish
 Brackendale
 V0N 1T0

Residential Attached
\$799,990 (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
Finished Floor (Above):	0
Finished Floor (AbvMain2):	0
Finished Floor (Below):	0
Finished Floor (Basement):	0
Finished Floor (Total):	1,146 sq. ft.
Unfinished Floor:	0
Grand Total:	1,146 sq. ft.

Units in Development: 33	Tot Units in Strata: 33	Locker: No
Exposure:	Storeys in Building: 2	
Mgmt. Co's Name: Avesta - Natasha Fisher	Mgmt. Co's #: 604-815-4545	
Maint Fee: \$387.53	Council/Park Apprv?: No	
Maint Fee Includes: Gardening, Management, Snow removal		

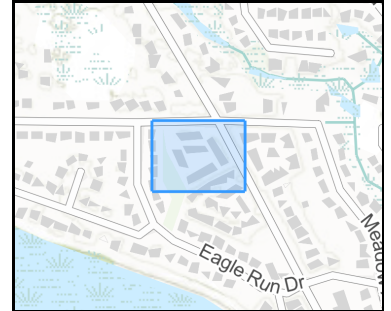
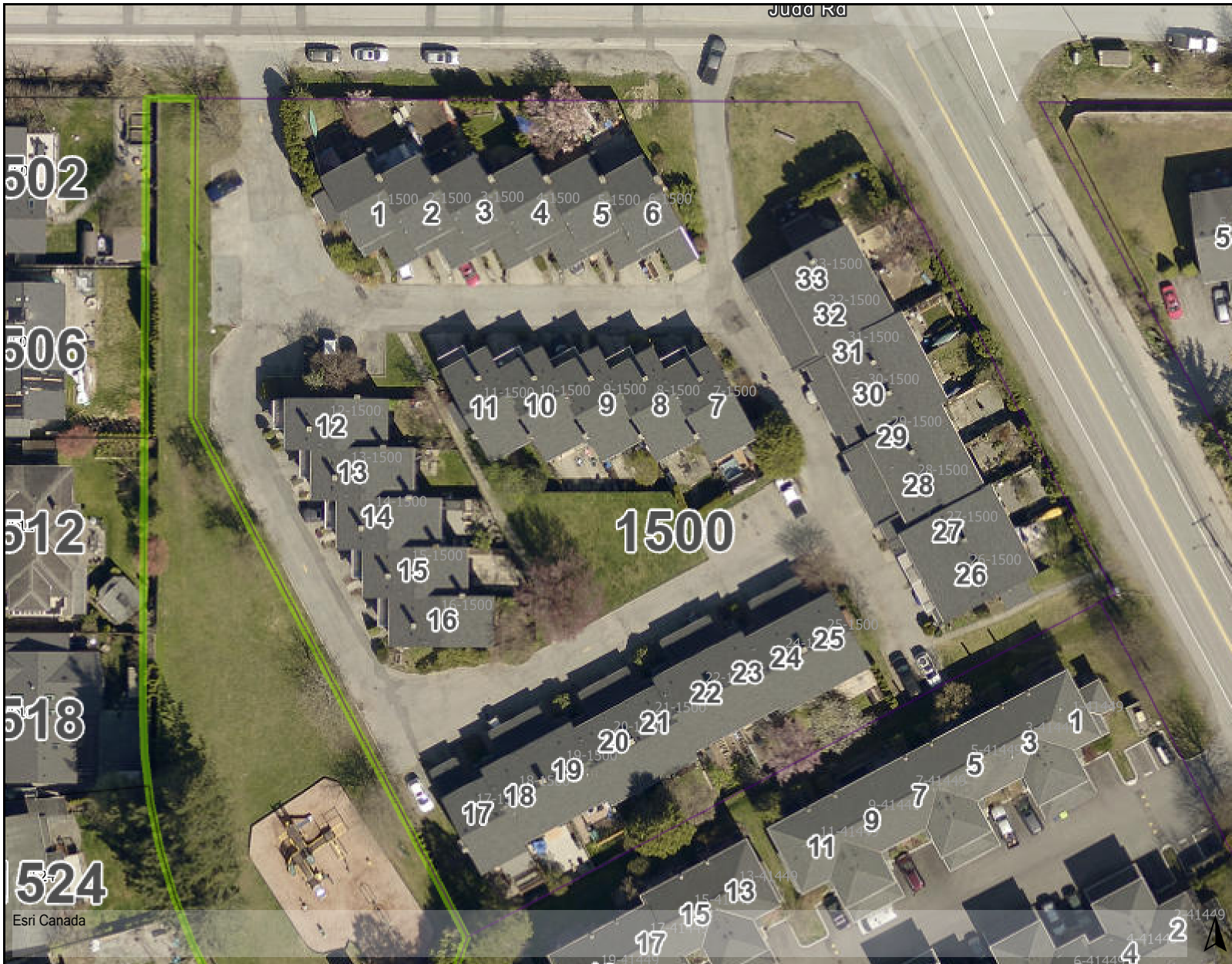
Suite: **None**
 Basement: **Crawl**
 Crawl/Bsmt. Ht: # of Levels: **2**
 # of Kitchens: **1** # of Rooms: **8**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
 Restricted Age: # of Pets: Cats: **Yes** Dogs: **Yes**
 # or % of Rentals Allowed:
 Short Term (<1yr)Rnt/Lse Alwd?: **No**
 Short Term Lse-Details: **No rentals under 30 days**

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			

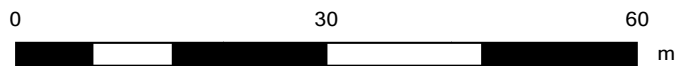
Listing Broker(s): **Black Tusk Realty** **Black Tusk Realty**

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Legend

- Properties
- Parcels
 - BUILDING STRATA
 - SUBDIVISION
 - PARK
 - District Park
 -
 - District Boundary
 -



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

Notes

Created by: Alyssa Wilson