

7-1444 GRANITE DRIVE

MLS® 2474679

Major Area **Golden**
 Sub Area **Golden**
 Type **Townhouse**
 Storeys
 Taxes **\$0 (2023)**
 MLS# **2474679**
 Age
 Year Blt **2024**
 Zoning Code **R4**

Status **Active**
 Possession **end of June 2024**
 Title **Freehold**
 List Price **\$619,999**
 Price Sold
 Uncond. Sale Date



Bedrooms **2**
 Bathrooms **2**
 Ensuite **1**
 Remodelled
 Fireplace Type
 Fin./Roughed-In
 Heat **Electric Baseboards**
 Fuel

Exterior Finish **Hardie Board**
 Construction **Frame - Wood**
 Roof **Asphalt/Fibreglass Shingles**
 Foundation
 Basement
 Basement Devel
 Water Supply **Municipal**
 Sewer **Sewer**

	Bsmt	Main	Above	Below
Fin. Sqft		1,396		
Bedroom		11'2x11'8		
Living Room		16'4x11'11		
Bedroom		11'2x11'8		
Ensuite		Full		
Laundry		7'11x7'11		
Kitchen		18'7x8'8		
Pantry		7'2x3'8		
Den / Office		9'11x9'6		
Bathroom		Full		

Lot Width
 Lot Depth
 Parking **Open**
 Covered
 Site Influence **Park Nearby, Recreation Nearby, Golf Nearby, Ski Area Nearby**
 Water Influence
 Equip Included **Dishwasher, Dryer, Microwave Oven, Refrigerator, Stove - Electric, Washer**
 Restrictions



PID Number **000-000-000**
 Legal **Proposed SL 5, LOT 55, PLAN NEP78163, SECTION 13, TOWNSHIP 27, RANGE 22, MERIDIAN W5, KOOTENAY LAND DISTRICT**

Discover the charm of Timber Ridge Townhome living in Unit #7! This unique basement suite boasts a ground floor setting with a delightful walkout patio, seamlessly blending indoor and outdoor living. The spacious interior features a well-designed layout with 2 bedrooms, a versatile den/office, 2 full bathrooms, and an expansive pantry and laundry area. Convenience is at its best with parking located directly in front of the unit. Don't miss the opportunity to call this newly constructed townhome your own – a perfect alternative to renting, offering the ideal combination of comfort and style.

This listing information is provided to you by:
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6-1444 GRANITE DRIVE

MLS® 2474675

Major Area **Golden**
 Sub Area **Golden**
 Type **Townhouse**
 Storeys
 Taxes **\$0 (2023)**
 MLS# **2474675**
 Age
 Year Blt **2024**
 Zoning Code **R4**

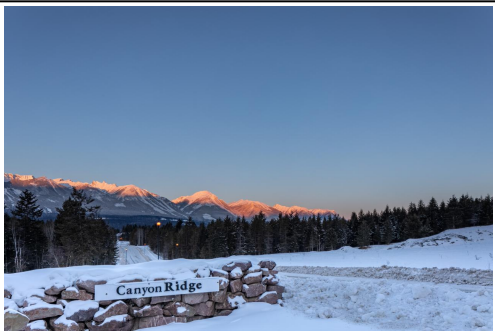
Status **Active**
 Possession **End of June 2024**
 Title **Freehold**
 List Price **\$749,999**
 Price Sold
 Uncond. Sale Date

Bedrooms **2**
 Bathrooms **3**
 Ensuite **1**
 Remodelled
 Fireplace Type
 Fin./Roughed-In
 Heat **Electric Baseboards**
 Fuel **Electricity**

Exterior Finish **Hardie Board**
 Construction **Frame - Wood**
 Roof **Asphalt/Fibreglass Shingles**
 Foundation **Concrete**
 Basement **None**
 Basement Devel
 Water Supply **Municipal**
 Sewer **Sewer**

	Bsmt	Main	Above	Below
Fin. Sqft		698	709	
Bedroom		11'8x10'10		
Ensuite		Full		
Laundry		4x6'4		
Bedroom		10'8x9'4		
Bathroom		Full	1/2	
Den / Office			11'8x8'5	
Kitchen			11'4x10'4	
Dining Room			7'9x11'6	
Living Room			11'6x12	

Lot Width
 Lot Depth
 Parking **Open**
 Covered
 Site Influence **Recreation Nearby, Golf Nearby, Schools Nearby, Ski Area Nearby**
 Water Influence
 Equip Included **Dishwasher, Microwave Oven, Refrigerator, Stove - Electric, Washer**
 Restrictions



PID Number **000-000-000**
 Legal **Proposed SL 2, Lot 55, PLAN NEP78163, SECTION 13, TOWNSHIP 27, RANGE 22, MERIDIAN W5, KOOTENAY LAND DISTRICT**

Welcome to Timber Ridge Townhomes, nestled in the Canyon Ridge subdivision of Golden BC. Unit #6 offers a unique blend of comfort and convenience. This middle unit boasts 2 bedrooms, a spacious den/office/flex space, and 2.5 bathrooms. The thoughtfully designed interior features high-end finishes, and is equipped with modern stainless appliances. Open parking is assigned in front of the unit. Embrace the joy of low-maintenance living with a brand-new home build that promises both style and functionality. Immerse yourself in the great outdoors with recreational opportunities right at your doorstep. Whether it's hiking, biking, or simply enjoying the scenic beauty, Timber Ridge Townhomes provides the perfect backdrop for an active lifestyle. Join us in the first phase of this multi-unit townhome development and experience the best of Golden, BC.

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8-1444 GRANITE DRIVE

MLS® 2474680

Major Area **Golden**
 Sub Area **Golden**
 Type **Townhouse**
 Storeys
 Taxes **\$0 (2023)**
 MLS# **2474680**
 Age
 Year Blt **2024**
 Zoning Code **R4**

Status **Active**
 Possession
 Title **Freehold**
 List Price **\$749,999**
 Price Sold
 Uncond. Sale Date

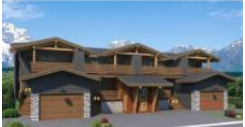
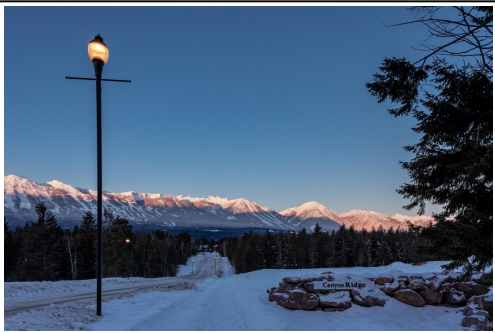
Bedrooms **2**
 Bathrooms **3**
 Ensuite **1**
 Remodelled
 Fireplace Type
 Fin./Roughed-In
 Heat **Electric Baseboards**
 Fuel

Exterior Finish **Hardie Board**
 Construction **Frame - Wood**
 Roof **Asphalt/Fibreglass Shingles**
 Foundation **Concrete**
 Basement
 Basement Devel
 Water Supply **Municipal**
 Sewer **Sewer**

	Bsmt	Main	Above	Below
Fin. Sqft		697	709	
Bedroom		11'8x10		
Bedroom		10'8x10'9		
Ensuite		Full		
Bathroom		Full	1/2	
Laundry		4x6'7		
Den / Office			11'8x8'5	
Kitchen			11'4x10'1	
Living Room			11'6x7'5	

Lot Width
 Lot Depth
 Parking **Open**
 Covered
 Site Influence
 Water Influence
 Equip Included **Dishwasher, Dryer, Microwave Oven, Refrigerator, Stove - Electric, Washer**
 Restrictions

Lot Area (sqft) **0**
 Lot Size (acres) **0.00**



PID Number **000-000-000**
 Legal **Proposed SL 3, LOT 55, PLAN NEP78163, SECTION 13, TOWNSHIP 27, RANGE 22, MERIDIAN W5, KOOTENAY LAND DISTRICT**

Welcome to Timber Ridge Townhomes, nestled in the Canyon Ridge subdivision of Golden BC. Unit #8 offers a unique blend of comfort and convenience. This middle unit boasts 2 bedrooms, a spacious den/office/flex space, and 2.5 bathrooms. The thoughtfully designed interior features high-end finishes, and is equipped with modern stainless appliances. Open parking is assigned in front of the unit. Embrace the joy of low-maintenance living with a brand-new home build that promises both style and functionality. Immerse yourself in the great outdoors with recreational opportunities right at your doorstep. Whether it's hiking, biking, or simply enjoying the scenic beauty, Timber Ridge Townhomes provides the perfect backdrop for an active lifestyle. Join us in the first phase of this multi-unit townhome development and experience the best of Golden, BC.

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5-1444 GRANITE DRIVE

MLS® 2474670

Major Area **Golden**
 Sub Area **Golden**
 Type **Townhouse**
 Storeys
 Taxes **\$0 (2023)**
 MLS# **2474670**
 Age
 Year Blt **2024**
 Zoning Code **R4**

Status **Active**
 Possession **June 2024**
 Title **Freehold**
 List Price **\$799,999**
 Price Sold
 Uncond. Sale Date

Bedrooms **3**
 Bathrooms **3**
 Ensuite **1**
 Remodelled
 Fireplace Type
 Fin./Roughed-In
 Heat **Electric Baseboards**
 Fuel **Electricity**

Exterior Finish **Composite Siding**
 Construction **Frame - Wood**
 Roof **Asphalt/Fibreglass Shingles**
 Foundation **Concrete**
 Basement **Full**
 Basement Devel **Unfinished**
 Water Supply **Municipal**
 Sewer **Sewer**

	Bsmt	Main	Above	Below
Fin. Sqft	0	723	900	
Kitchen		8'6x14		
Dining Room		8x12'5		
Living Room		15'2x12'2		
Bathroom		1/2	Full	
Mud Room		5'6x6'1		
Bedroom			11x11'3	
Ensuite			Full	
Bedroom			10'8x9'8	
Bedroom			11'5x9'11	
Laundry			5x6'8	

Lot Width
 Lot Depth
 Parking **Garage**
 Covered
 Site Influence **Park Nearby, Recreation Nearby, Golf Nearby, Schools Nearby, Family Oriented, Ski Area Nearby**
 Water Influence
 Equip Included **Dishwasher, Dryer, Microwave Oven, Refrigerator, Stove - Electric, Washer**
 Restrictions

PID Number **000-000-000**
 Legal **PROPOSED SL 1, LOT 55, PLAN NEP78163, SECTION 13, TOWNSHIP 27, RANGE 22, MERIDIAN W5, KOOTENAY LAND DISTRICT**

Discover the the newest addition to Golden, BC – Timber Ridge Townhomes on Canyon Ridge. This attractive end unit boasts an attached garage, 2 large decks, ground floor patio, 3 bedrooms and 2.5 baths, perfectly designed for comfort and functionality. The open-concept main floor living space creates a welcoming atmosphere for family gatherings and everyday living. Embrace the potential of the fully unfinished walkout basement, offering ample room for customization to suit your unique lifestyle. Scheduled for completion by the end of June 2024, these townhomes offer an amazing opportunity to own a brand-new residence in Golden. Don't miss the chance to be among the first homeowners in this new development. Join us and explore the possibilities at Timber Ridge in beautiful Golden, BC!"



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