	RANITE DRIVE	74679	
Major Area Golden		Status Active	
Sub Area	Golden	Possession end of June 2024	
Type	Townhouse	Title Freehold	
Storeys Taxes	\$0 (2023)	List Price \$619,999 Price Sold	
MLS#	2474679	Uncond. Sale Date	
Age			
Year Blt	2024		11 Contraction of the second se
Zoning Code Bedrooms	2	Exterior Finish Hardie Board	
Bathrooms	2	Construction Frame - Wood	
Ensuite	ī	Roof Asphalt/Fibreglass Shingle	
Remodelled		Foundation	#7 Basement Suite
Fireplace Ty Fin./Roughe		Basement Basement Devel	
Heat	Electric Baseboards	Water Supply Municipal	
Fuel		Sewer Sewer	
	Bsmt	Main Above Belo	
Fin. Sqft		1,396	
Bedroom		'2x11'8	
Living Room		4x11'11	(a) (a)
Bedroom Ensuite	1	'2x11'8 Full	
Laundry	7'	11x7'11	
Kitchen		3'7x8'8	
Pantry		'2x3'8	
Den / Office	9	11x9'6	
Bathroom		Full	
Lot Width		Lot Area (sqft)	
Lot Depth Parking	Open	Lot Size (acres)	
Covered	open		
Site Influence		by, Golf Nearby, Ski Area Nearby	think which we allow
Water Influe		o Oven Befrigerater Steve Electric Wash	
Restrictions	Distiwastier, Diver, Microwav	e Oven, Refrigerator, Stove - Electric, Wash	
Rescrictions			
PID Number	000-000-000		
Legal	Proposed SL 5, LOT 55, PL	· · · ·	RANGE 22, MERIDIAN W5, KOOTENAY LAND DISTRICT
Legal Discover th	Proposed SL 5, LOT 55, PL ne charm of Timber Ridge Townho	me living in Unit #7! This unique basement	t suite boasts a ground floor setting with a delightful
Legal Discover th walkout pa	Proposed SL 5, LOT 55, PL ne charm of Timber Ridge Townho ntio, seamlessly blending indoor a	me living in Unit #7! This unique basement nd outdoor living. The spacious interior fea	t suite boasts a ground floor setting with a delightful tures a well-designed layout with 2 bedrooms, a versatile
Legal Discover th walkout pa den/office	Proposed SL 5, LOT 55, PL ne charm of Timber Ridge Townho tio, seamlessly blending indoor a , 2 full bathrooms, and an expans	me living in Unit #7! This unique basement nd outdoor living. The spacious interior fea ive pantry and laundry area. Convenience is	t suite boasts a ground floor setting with a delightful tures a well-designed layout with 2 bedrooms, a versatile s at its best with parking located directly in front of the unit.
Legal Discover th walkout pa den/office, Don't miss	Proposed SL 5, LOT 55, PL ne charm of Timber Ridge Townho itio, seamlessly blending indoor a , 2 full bathrooms, and an expans the opportunity to call this newly	me living in Unit #7! This unique basement nd outdoor living. The spacious interior fea ive pantry and laundry area. Convenience is	t suite boasts a ground floor setting with a delightful tures a well-designed layout with 2 bedrooms, a versatile
Legal Discover th walkout pa den/office	Proposed SL 5, LOT 55, PL ne charm of Timber Ridge Townho itio, seamlessly blending indoor a , 2 full bathrooms, and an expans the opportunity to call this newly	me living in Unit #7! This unique basement nd outdoor living. The spacious interior fea ive pantry and laundry area. Convenience is	t suite boasts a ground floor setting with a delightful tures a well-designed layout with 2 bedrooms, a versatile s at its best with parking located directly in front of the unit.
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Legal Discover th walkout pa den/office, Don't miss	Proposed SL 5, LOT 55, PL ne charm of Timber Ridge Townho itio, seamlessly blending indoor a , 2 full bathrooms, and an expans the opportunity to call this newly	me living in Unit #7! This unique basement nd outdoor living. The spacious interior fea ive pantry and laundry area. Convenience is	t suite boasts a ground floor setting with a delightful tures a well-designed layout with 2 bedrooms, a versatile s at its best with parking located directly in front of the unit.
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Legal Discover th walkout pa den/office, Don't miss	Proposed SL 5, LOT 55, PL ne charm of Timber Ridge Townho itio, seamlessly blending indoor a , 2 full bathrooms, and an expans the opportunity to call this newly	me living in Unit #7! This unique basement nd outdoor living. The spacious interior fea ive pantry and laundry area. Convenience is	t suite boasts a ground floor setting with a delightful tures a well-designed layout with 2 bedrooms, a versatile s at its best with parking located directly in front of the unit.
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Legal Discover th walkout pa den/office, Don't miss	Proposed SL 5, LOT 55, PL ne charm of Timber Ridge Townho itio, seamlessly blending indoor a , 2 full bathrooms, and an expans the opportunity to call this newly	me living in Unit #7! This unique basement nd outdoor living. The spacious interior fea ive pantry and laundry area. Convenience is	t suite boasts a ground floor setting with a delightful tures a well-designed layout with 2 bedrooms, a versatile s at its best with parking located directly in front of the unit. sct alternative to renting, offering the ideal combination of
Legal Discover th walkout pa den/office, Don't miss	Proposed SL 5, LOT 55, PLA ne charm of Timber Ridge Townho tito, seamlessly blending indoor a , 2 full bathrooms, and an expans the opportunity to call this newly d style.	This listing information is provided Amber Granter PREC* - REAL	t suite boasts a ground floor setting with a delightful tures a well-designed layout with 2 bedrooms, a versatile s at its best with parking located directly in front of the unit. Sect alternative to renting, offering the ideal combination of the ideal combination of the unit. To you by: _TOR®
Legal Discover th walkout pa den/office, Don't miss	Proposed SL 5, LOT 55, PLA ne charm of Timber Ridge Townho tito, seamlessly blending indoor a , 2 full bathrooms, and an expans the opportunity to call this newly d style.	This listing information is provided Amber Granter PREC* - REAl 9-8605 S amber@mountaintownliving.ca @ h	t suite boasts a ground floor setting with a delightful tures a well-designed layout with 2 bedrooms, a versatile s at its best with parking located directly in front of the unit. Sect alternative to renting, offering the ideal combination of the ideal combination of the unit. To you by: _TOR®
Legal Discover th walkout pa den/office, Don't miss	Proposed SL 5, LOT 55, PLA ne charm of Timber Ridge Townho tito, seamlessly blending indoor a , 2 full bathrooms, and an expans the opportunity to call this newly d style.	This listing information is provided Amber Granter PREC* - REAl 9-8605 ■ amber@mountaintownliving.ca @ h expression expression meeting meeting This listing information is provided Amber Granter PREC* - REAl 9-8605 ■ amber@mountaintownliving.ca @ h exp Realty	t suite boasts a ground floor setting with a delightful tures a well-designed layout with 2 bedrooms, a versatile s at its best with parking located directly in front of the unit. Set alternative to renting, offering the ideal combination of the ideal combination of to you by: _TOR® ttp://www.mountaintownliving.ca
Legal Discover th walkout pa den/office, Don't miss	Proposed SL 5, LOT 55, PLA ne charm of Timber Ridge Townho tito, seamlessly blending indoor a , 2 full bathrooms, and an expans the opportunity to call this newly d style.	This listing information is provided Amber Granter PREC* - REAl 9-8605 S amber@mountaintownliving.ca @ h	t suite boasts a ground floor setting with a delightful tures a well-designed layout with 2 bedrooms, a versatile s at its best with parking located directly in front of the unit. Set alternative to renting, offering the ideal combination of the unit of the unit of the unit. Set alternative to renting, offering the ideal combination of to you by: _TOR® ttp://www.mountaintownliving.ca
Legal Discover th walkout pa den/office, Don't miss	Proposed SL 5, LOT 55, PLA the charm of Timber Ridge Townho thio, seamlessly blending indoor a , 2 full bathrooms, and an expans the opportunity to call this newly d style. 2 style. 2 250-93 The above information i	This listing information is provided Amber Granter PREC* - REAI 9-8605 Satastartes and a sector of the sector of	t suite boasts a ground floor setting with a delightful tures a well-designed layout with 2 bedrooms, a versatile s at its best with parking located directly in front of the unit. Set alternative to renting, offering the ideal combination of the unit alternative to renting, offering the ideal combination of the unit alternative to renting, offering the ideal combination of the unit alternative to renting, offering the ideal combination of the unit alternative to renting, offering the ideal combination of the unit alternative to renting, offering the ideal combination of the unit alternative to renting, offering the ideal combination of the unit alternative to renting, offering the ideal combination of the unit alternative to renting, offering the ideal combination of the unit alternative to renting, offering the ideal combination of the unit alternative to renting, offering the ideal combination of the unit alternative to renting, offering the ideal combination of the unit alternative to renting, offering the ideal combination of the unit alternative to renting, offering the ideal combination of the unit alternative to renting, offering the ideal combination of the unit alternative to renting, offering the ideal combination of the unit. TOR®

6-1444 GR	ANITE DRIVE			MLS® 2474675			
Major Area Golden		Status	Status Active				
	Golden Townhouse	Possession Title	End of June 2 Freehold	2024			
Storeys	owniouse	List Price	\$749,999				
Taxes s	50 (2023)	Price Sold					
MLS# 2 Age	2474675	Uncond. Sale	Date		Nome a		
	2024				A A A A		
Zoning Code					The state of the s	de ablempter Add de al	
Bedrooms Bathrooms	2 3	Exterior Finish Construction	Hardie Board Frame - Wood		The state		
Ensuite	1	Roof	Asphalt/Fibregla	ass Shingles	Canyon Ridge	The second se	
Remodelled		Foundation				and the second second	
Fireplace Type Fin./Roughed-		Basement Basement De	None vel				
Heat	Electric Baseboards	Water Supply	Municipal		Jong Kitin mine, part	14.	
Fuel	Electricity	Sewer	Sewer	Deleur		The Asia	
Fin. Sqft	Bsmt	Main 698	Above 709	Below	7 1276 LI 1		
Bedroom		11'8x10'10	, 00		ASSET BUILDERS		
Ensuite		Full			- Funda horing a finally		
Laundry		4x6'4			The second s		
Bedroom Bathroom		10'8x9'4 Full	1/2			Jung hitm mind and	
Den / Office			11'8x8'5			TIMPAU I	
Kitchen			11'4x10'4				
Dining Room			7'9x11'6 11'6x12			ASSET BUILDERS	
Living Room Lot Width		Lot Area (-				
Lot Depth		Lot Size (a			0 1992		
Parking Covered	Open				11		
Site Influence	Recreation Nearby, Go	olf Nearby, Schools N	earby, Ski Area Nea	arby			
Water Influen				- 		A CARLEN AND A CARLEN	
Restrictions	Dishwasher, Microway	e Oven, Refrigerato	r, Stove - Electric, v	vasner	اللحطا 🛑 🖌		
Reserverons							
						*	
					Mind	and the second s	
					Company and a second		
PID Number	000-000-000						
Legal	Proposed SL 2, Lot	55, PLAN NEP78163,	SECTION 13, TOW	NSHIP 27, RANGE 2	2, MERIDIAN W5, KOOTEN	AY LAND DISTRICT	
					nit #6 offers a unique blen		
					hrooms. The thoughtfully d n front of the unit. Embrac		
maintenance	e living with a brand-new	v home build that pro	omises both style a	nd functionality. Im	merse yourself in the great	outdoors with	
					the scenic beauty, Timber		
Golden, BC.	perfect backdrop for an	active lifestyle. Join	us in the first phas	e of this multi-unit	townhome development an	d experience the best of	
		Т		is provided to you by			
		250 020 8605 Stand		REC* - REALTOR®	mountaintownliving ca		
	•	🗸 200-939-8605 🖾 am		ing.ca 🗰 http://www. Realty	n.mountaintownliving.ca	100	
	🤳 833-817-6506 🙀 866-263-9200 🌐 https://exprealty.com						
	The shave infor	mation is from sources	509 9th Avenue N		upon without independent veri		
					tate Corporation. Feb 2, 2024.		
		- P. Shara	,		, .=		

8-1444 GRANITE DRIVE					MLS® 2474680		
	Golden		Status	Active			
Sub Area Type	Golden Townhouse		Possession Title	Freehold			
Storeys	rownhouse		List Price	\$749,999			
Taxes	\$0 (2023)		Price Sold				and the
MLS# Age	2474680		Uncond. Sale	Date			
Year Blt	2024					A COMPANY OF ANY	Sec.
Zoning Code							and the sheet of
Bedrooms Bathrooms	2 3		Exterior Finish Construction	Hardie Board Frame - Wood			MAR PARK - C
Ensuite	1		Roof	Asphalt/Fibregl	ass Shingles		Camonikidge
Remodelled			Foundation	Concrete	-		
Fireplace Typ Fin./Roughed	De d-In		Basement Basement Dev	vel			
Heat	Electric Basebo	oards	Water Supply	Municipal			Jana Jami maa ami
Fuel	Dave		Sewer	Sewer	Dalaus		
Fin. Sqft	Bsm	It	Main 697	Above 709	Below		
Bedroom		11	'8x10	709			ASSET BUILDERS
Bedroom		10'	8x10'9			A 6	- Funda Vertregendenselle.
Ensuite			Full				
Bathroom			Full	1/2		132	PAR A ME
Laundry Den / Office		4	x6'7	11'8x8'5		(Carlotter	
Kitchen				11'4x10'1			- 4
Living Room				11'6x7'5			
Lot Width			Lot Area (s	sqft) 0 cres) 0.00			
Lot Depth Parking	Open		LUL SIZE (a	cres) 0.00			
Covered	-						
Site Influence							the second s
Water Influer		rver. Microwave	oven. Refri	gerator, Stove - Ele	ectric. Washer	A stand and the	Mills - Pring Jureally
Restrictions	·····,						CHP - TAL
						State of the second second	States of Long Street
						and the second second	
							-
						AND IN MILLEY	ATTING IN 1
PID Number Legal	000-000-00 Proposed SL	-	N NEP78163	. SECTION 13. TOV	VNSHIP 27, RANGE	22, MERIDIAN W5, KOOTE	NAY LAND DISTRICT
	•					nit #8 offers a unique bler	
convenienc	e. This middle unit	t boasts 2 bedro	oms, a spaci	ous den/office/fle	x space, and 2.5 bat	hrooms. The thoughtfully (designed interior features
						n front of the unit. Embrac merse yourself in the grea	
						the scenic beauty, Timber	
provides th	e perfect backdrop					townhome development a	
Golden, BC.	•						
			Т		n is provided to you by: REC* - REALTOR®		
		250-939	9-8605 💌 aml			.mountaintownliving.ca	
		- 200 55.		eXp	Realty	-	025
			J 833-81	9200 🌐 https://expres	alty.com		
509 9th Avenue N Golo The above information is from sources deemed reliable but it sho						upon without independent ver	ification.
	Not intended to solicit properties already listed for sale. * Personal Real Estate Corporation. Feb 2, 2024.						

	NITE DRIVE			MLS® 2474670	and the second sec	Star Carl
	olden	Status	Active		Contraction of the second	-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1
	olden	Possession	June 2024			
Type To Storeys	ownhouse	Title List Price	Freehold \$799,999			-
	0 (2023)	Price Sold	\$/99,999			All the all
MLS# 24	474670	Uncond. Sale	e Date			
Age						
Year Blt 20 Zoning Code R	024 4					
Bedrooms	3	Exterior Finis	sh Composite Sidin	a		
Bathrooms	3	Construction	Frame - Wood	-		
Ensuite	1	Roof	Asphalt/Fibregla	ass Shingles		
Remodelled Fireplace Type		Foundation Basement	Concrete Full			
Fin./Roughed-I			evel Unfinished			
Heat	Electric Baseboards	Water Suppl			long from more and	
Fuel	Electricity Bsmt	Sewer Main	Sewer Above	Below		
Fin. Sqft	0	723	900	Delow		
Kitchen	U	8'6x14	500		ASSET BUILDERS	
Dining Room		8x12'5			[mm2]] stored mm0].	6
Living Room		15'2x12'2				
Bathroom		1/2	Full			
Mud Room		5'6x6'1	44.4415		a had a start of the	APR
Bedroom Ensuite			11x11'3 Full		THE PARTY OF THE OWNER.	
Bedroom			10'8x9'8		Sand in the state of the state	THE REAL PROPERTY AND IN THE REAL PROPERTY AND INTERPORT AND INT
Bedroom			11'5x9'11			THE R. L.
Laundry			5x6'8			
Lot Width		Lot Area				
Lot Depth Parking	Garage	Lot Size ((acres) 0.00			
Covered	Galage				Aller A	. e bien
Site Influence	Park Nearby, Recreation	on Nearby, Golf Nea	arby, Schools Nearby	, Family Oriented,	A CONTRACTOR OF A CONTRACTOR OFTA CONTRACTOR O	CONTRACTOR OF
Water Influence	Ski Area Nearby					
Water Influence	Dishwasher, Dryer, Mie	rowave Oven, Refr	rigerator, Stove - Fle	ctric. Washer		- ha
Restrictions	Distrivastici, Dryci, Hit			terie, washer	States and States States	
					L. marcas	
					A	1 1m m 1 12
PID Number Legal	000-000-000 PROPOSED SL 1 10		63 SECTION 13 TO	WNSHIP 27 RANG	E 22, MERIDIAN W5, KOOTENAY I	AND DISTRICT
					his attractive end unit boasts an a	
large decks, g	round floor patio, 3 bed	rooms and 2.5 bat	hs, perfectly designed	ed for comfort and f	unctionality. The open-concept m	ain floor living
			rings and everyday	iving. Embrace the	potential of the fully unfinished w	alkout basement,
	a welconning aunosphe			ad fas comulation h	y the end of June 2024, these tow	
offering ampl	e room for customizatio	n to suit your uniq				
offering ampl amazing oppo	e room for customizatio ortunity to own a brand-	n to suit your unique new residence in G	olden. Don't miss th	e chance to be amo	ng the first homeowners in this n	
offering ampl amazing oppo	e room for customizatio	n to suit your unique new residence in G	olden. Don't miss th	e chance to be amo		
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offering ampl amazing oppo	e room for customizatio ortunity to own a brand-	n to suit your unique new residence in G	olden. Don't miss th	e chance to be amo		
offering ampl amazing oppo	e room for customizatio ortunity to own a brand-	n to suit your uniqu new residence in G It Timber Ridge in b	olden. Don't miss th	e chance to be amo	ng the first homeowners in this n	
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