



7-1444 GRANITE DRIVE VOA 1H0

MLS® **2478628**
 Major Area **Golden**
 Sub Area **Golden**
 City **Golden**
 Postal Code **VOA 1H0**
 Type **Townhouse**
 Style/Stories
 Taxes **\$0 (2023)**
 Year Built **2024**
 Desc Of Year Built **Under Construction**
 Pets Allowed **With Restrictions**
 Rentals Allowed **With Restrictions**

Status **Active**
 Possession **end of Aug 2024**
 Title **Freehold**
 Title Form **Strata**
 Zoning Code **R4**
 Zoning Type
 Zoning Sub Type **Residential medium density**
 First Nations Land YN **No**
 List Price **\$599,000**

Interior Information

Bedrooms **2** Bathrooms **2** Ensuite **1** Suites Description
 Fireplace Type # of Fireplaces Elevator
 Interior Features
 Equipment/Appliances Included **Dishwasher, Dryer, Microwave Oven, Refrigerator, Stove - Electric, Washer**
 Flooring **Partial Carpet, Floor Vinyl**

Exterior Information

Lot SqFt Lot Width Lot Depth
 Lot Acres Includes Manufactured Home Additional Dwelling YN **No**
 Foundation Manufactured (MHR) No. Restrictions
 Exterior Finish **Hardie Board** Tech Safe BC No./CSA No. Roof **Asphalt/Fibreglass Shingles**
 Carport CSA/BCE No. Local Government Levies **No Levies**
 Structures Parking Spaces Construction **Frame - Wood** Survey Cert Available YN **Yes**
 View
 Site Influence **Park Nearby, Recreation Nearby, Golf Nearby, Ski Area Nearby**
 Parking Type **Open**

Services

Water Supply **Municipal** Sewer Type **Sewer** Sewer Service
 Cable TV Service Telephone Service Water Service
 Gas Service Power Service Fuel
 Heating/Cooling **Electric Baseboards**

Condo Information

Complex/Subdivision **Timber Ridge** Strata Fee **\$245.10** Units In Building **5**
 Units In Complex **5** Floors In Building **3** Laundry **In Unit**
 Strata Parking Type Strata Storage Type Strata Parking Stalls Num
 Gate Comm YN **No** Storeys In Unit **1**
 Strata Approval YN **No** Storage Locker YN **No**
 Strata Fee Includes **Management, Bldg. Insurance, Yard Maint., Contingency Reserve, Road Maintenance, Snow Removal, Trash Removal**
 Shared Amenities

Rooms (Total Sqft: 1,429 / Unfin Sqft: 33)

Legal & Mortgage

	Down	Main	Up	Other	PID Number	Legal
Totals Sqft		1,396			000-000-000	Proposed SL 5, LOT 55, PLAN NEP78163, SECTION 13, TOWNSHIP 27, RANGE 22, MERIDIAN W5, KOOTENAY LAND DISTRICT
Bedroom		11'2x11'8			Fin Statements Avail From	Type Of Lease
Living Room		16'4x11'11			Court Ordered Sale No	Fractional Interest YN No
Bedroom		11'2x11'8			Terms Of Sale	Fractional Interest Amount
Ensuite		Full				
Laundry		7'11x7'11				
Kitchen		18'7x8'8				
Pantry		7'2x3'8				
Den / Office		9'11x9'6				
Bathroom		Full				

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. Listed By: eXp Realty

This listing information is provided to you by:

Amber Granter PREC* - REALTOR®

📞 250-939-8605 ✉️ amber@mountaintownliving.ca 🌐 <http://www.mountaintownliving.ca>

eXp Realty

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 509 9th Avenue N Golden VOA 1H0

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8-1444 GRANITE DRIVE VOA 1H0

MLS® **2478626**
 Major Area **Golden**
 Sub Area **Golden**
 City **Golden**
 Postal Code **VOA 1H0**
 Type **Townhouse**
 Style/Stories
 Taxes **\$0 (2023)**
 Year Built **2024**
 Desc Of Year Built **Under Construction**
 Pets Allowed **With Restrictions**
 Rentals Allowed **With Restrictions**

Status **Active**
 Possession
 Title **Freehold**
 Title Form **Strata**
 Zoning Code **R4**
 Zoning Type
 Zoning Sub Type **Residential medium density**
 First Nations Land YN **No**
 List Price **\$649,000**

Interior Information

Bedrooms **2** Bathrooms **3** Ensuite **1** Suites Description
 Fireplace Type # of Fireplaces Elevator
 Interior Features
 Equipment/Appliances Included **Dishwasher, Dryer, Microwave Oven, Refrigerator, Stove - Electric, Washer**
 Flooring **Partial Carpet, Floor Vinyl**

Exterior Information

Lot SqFt **0** Lot Acres **0.00** Foundation **Concrete** Exterior Finish **Hardie Board** Carport Structures
 Lot Width Includes Manufactured Home Manufactured (MHR) No. Tech Safe BC No./CSA No. CSA/BCE No. Parking Spaces Construction **Frame - Wood** View **Mountain View**
 Lot Depth Additional Dwelling YN **No** Restrictions Roof **Asphalt/Fibreglass Shingles** Local Government Levies **No Levies** Survey Cert Available YN **Yes**
 Site Influence Exterior Features **Deck(s)** Parking Type **Open**

Services

Water Supply **Municipal** Sewer Type **Sewer** Sewer Service
 Cable TV Service Telephone Service Water Service
 Gas Service Power Service Fuel
 Heating/Cooling **Electric Baseboards**

Condo Information

Complex/Subdivision **Timber Ridge** Strata Fee **\$241.42** Units In Building **5**
 Units In Complex **5** Floors In Building **3** Laundry **In Unit**
 Strata Parking Type Strata Storage Type
 Gate Comm YN **No** Storeys In Unit **2** Strata Parking Stalls Num
 Strata Approval YN **No** Storage Locker YN **No**
 Strata Fee Includes **Management, Bldg. Insurance, Yard Maint., Contingency Reserve, Road Maintenance, Snow Removal, Trash Removal**
 Shared Amenities

Rooms (Total Sqft: 1,406)

Legal & Mortgage

	Down	Main	Up	Other	PID Number 000-000-000
Totals Sqft		697	709		Legal Proposed SL 3, LOT 55, PLAN NEP78163, SECTION 13, TOWNSHIP 27, RANGE 22, MERIDIAN W5, KOOTENAY LAND DISTRICT
Bedroom		11'8x10			Fin Statements Avail From Type Of Lease
Bedroom		10'8x10'9			Court Ordered Sale No Fractional Interest YN No
Ensuite		Full			Terms Of Sale Fractional Interest Amount
Bathroom		Full	1/2		
Laundry		4x6'7			
Den / Office			11'8x8'5		
Kitchen			11'4x10'1		
Living Room			11'6x7'5		

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. Listed By: eXp Realty

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6-1444 GRANITE DRIVE VOA 1H0

MLS® **2478627**
 Major Area **Golden**
 Sub Area **Golden**
 City **Golden**
 Postal Code **VOA 1H0**
 Type **Townhouse**
 Style/Stories
 Taxes **\$0 (2023)**
 Year Built **2024**
 Desc Of Year Built **Under Construction**
 Pets Allowed **With Restrictions**
 Rentals Allowed **With Restrictions**

Status **Active**
 Possession **End of August 2024**
 Title **Freehold**
 Title Form **Strata**
 Zoning Code **R4**
 Zoning Type
 Zoning Sub Type **Residential medium density**
 First Nations Land YN **No**
 List Price **\$649,000**

Interior Information

Bedrooms **2** Bathrooms **3** Ensuite **1** Suites Description
 Fireplace Type # of Fireplaces Elevator
 Interior Features
 Equipment/Appliances Included **Dishwasher, Microwave Oven, Refrigerator, Stove - Electric, Washer**
 Flooring **Partial Carpet, Floor Vinyl**
 Basement Description **None**

Exterior Information

Lot SqFt Lot Width Lot Depth
 Lot Acres Includes Manufactured Home Additional Dwelling YN **No**
 Foundation **Concrete** Manufactured (MHR) No. Restrictions
 Exterior Finish **Hardie Board** Tech Safe BC No./CSA No. Roof **Asphalt/Fibreglass Shingles**
 Carport CSA/BCE No. Local Government Levies **No Levies**
 Structures Parking Spaces Construction **Frame - Wood** Survey Cert Available YN **Yes**
 View **Mountain View**
 Site Influence **Recreation Nearby, Golf Nearby, Schools Nearby, Ski Area Nearby**
 Exterior Features **Deck(s)**
 Parking Type **Open**

Services

Water Supply **Municipal** Sewer Type **Sewer** Sewer Service
 Cable TV Service Telephone Service Water Service
 Gas Service Power Service Fuel **Electricity**
 Heating/Cooling **Electric Baseboards**

Condo Information

Complex/Subdivision **Timber Ridge** Strata Fee **\$241.42** Units In Building **5**
 Units In Complex **5** Floors In Building **3** Laundry **In Unit**
 Strata Parking Type Strata Storage Type Strata Parking Stalls Num
 Gate Comm YN **No** Storeys In Unit **2**
 Strata Approval YN **No** Storage Locker YN **No**
 Strata Fee Includes **Management, Bldg. Insurance, Yard Maint., Contingency Reserve, Road Maintenance, Snow Removal, Trash Removal**
 Shared Amenities

Rooms (Total Sqft: 1,407)

Legal & Mortgage

	Down	Main	Up	Other	PID Number 000-000-000	Legal Proposed SL 2, Lot 55, PLAN NEP78163, SECTION 13, TOWNSHIP 27, RANGE 22, MERIDIAN W5, KOOTENAY LAND DISTRICT
Totals Sqft		698	709		Fin Statements Avail From	Type Of Lease
Bedroom		11'8x10'10			Court Ordered Sale No	Fractional Interest YN No
Ensuite		Full			Terms Of Sale	Fractional Interest Amount
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			

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. Listed By: eXp Realty

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5-1444 GRANITE DRIVE VOA 1H0

MLS® **2478625**
 Major Area **Golden**
 Sub Area **Golden**
 City **Golden**
 Postal Code **VOA 1H0**
 Type **Townhouse**
 Style/Stories
 Taxes **\$0 (2023)**
 Year Built **2024**
 Desc Of Year Built **Under Construction**
 Pets Allowed **With Restrictions**
 Rentals Allowed **With Restrictions**

Status **Active**
 Possession **June 2024**
 Title **Freehold**
 Title Form **Strata**
 Zoning Code **R4**
 Zoning Type
 Zoning Sub Type **Residential high density**
 First Nations Land YN **No**
 List Price **\$799,999**

Interior Information

Bedrooms **3** Bathrooms **3** Ensuite **1** Suites Description
 Fireplace Type # of Fireplaces Elevator
 Interior Features
 Equipment/Appliances Included **Dishwasher, Dryer, Microwave Oven, Refrigerator, Stove - Electric, Washer**
 Flooring **Partial Carpet, Floor Vinyl**
 Basement Description **Full**
 Basement Development **Unfinished**
 Basement Features **Walkout**

Exterior Information

Lot SqFt **0** Lot Width Includes Manufactured Home Lot Depth
 Lot Acres **0.00** Tech Safe BC No./CSA No. Additional Dwelling YN **No**
 Foundation **Concrete** CSA/BCE No. Restrictions
 Exterior Finish **Composite Siding** Parking Spaces Construction **Frame - Wood** Roof **Asphalt/Fibreglass Shingles**
 Carport Structures Survey Cert Available YN **Yes**
 Site Influence **Park Nearby, Recreation Nearby, Golf Nearby, Schools Nearby, Family Oriented, Ski Area Nearby**
 Exterior Features **Deck(s)**
 Parking Type **Garage**

Services

Water Supply **Municipal** Sewer Type **Sewer** Sewer Service
 Cable TV Service Telephone Service Water Service
 Gas Service Power Service Fuel **Electricity**
 Heating/Cooling **Electric Baseboards**

Condo Information

Complex/Subdivision **Timber Ridge** Strata Fee **\$392.53** Units In Building **5**
 Units In Complex **5** Floors In Building **3** Laundry **In Unit**
 Strata Parking Type Strata Storage Type Strata Parking Stalls Num
 Gate Comm YN **No** Storeys In Unit **3**
 Strata Approval YN **No** Storage Locker YN **No**
 Strata Fee Includes **Management, Bldg. Insurance, Yard Maint., Contingency Reserve, Road Maintenance, Snow Removal, Trash Removal**
 Shared Amenities **Storage Area**

Rooms (Total Sqft: 2,293 / Unfin Sqft: 670)

Legal & Mortgage

	Down	Main	Up	Other	PID Number	000-000-000
Totals Sqft	0	723	900		Legal	PROPOSED SL 1, LOT 55, PLAN NEP78163, SECTION 13, TOWNSHIP 27, RANGE 22, MERIDIAN W5, KOOTENAY LAND DISTRICT
Kitchen		8'6x14			Fin Statements Avail From	Type Of Lease
Dining Room		8x12'5			Court Ordered Sale No	Fractional Interest YN No
Living Room		15'2x12'2			Terms Of Sale Pre-Sale	Fractional Interest Amount
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			

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!" Listed By: eXp Realty

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