



Presented by:
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Port Moody, Anmore **MLS# V1117122** Residential Detached
201 WESTRIDGE LN, V3H 0A3 **Active**



List Price: \$1,398,000 Previous Price:
 Original Price: \$1,398,000

Complex/Subdiv:

Frontage: Bedrooms: 4 PID: 026-652-447
 Depth/Size: Bathrooms: 5 Type: House/Single Family
 Lot Area SqFt: 14,537 Full Baths: 4 Approx Yr Blt: 2009
 Rear Yard Exp: Half Baths: 1 Age at List Date: 6
 Meas Type: Feet If New GST/HST Incl: No Taxes: \$6,240 (2014)
 Flood Plain: No Zoning: CD-2

View: N
 Serv. Connected: Electricity, Natural Gas

Style of Home: 2 Storey w/Bsmt. Total Parking: Covered Parking: 3
 Construction: Frame - Wood Parking Access: Front
 Foundation: Concrete Perimeter Parking Facilities: Garage; Triple
 Exterior: Hardi Plank, Stone
 Rainscreen: Full R/I Plumbing: Dist to Public Trans: Dist to School Bus:
 Type of Roof: Tile - Concrete Possession:
 Renovations: Reno Year: Title to Land: Freehold Strata
 Flooring: Hardwood, Laminate Seller's Interest: Court Ordered Sale
 Water Supply: City/Municipal Mortgage Info: \$0
 Heat/Fuel: Forced Air
 No. of Fireplaces: 3 R/I Fireplaces: Property Disclosure: Y
 Fireplace Fuel: Gas - Natural Out Buildings:
 Outdoor Area: Balcony(s); Patio(s) or Deck(s)
 Pad Rental:
 Fixtures Leas: N
 Fixt Removed: N

Legal: PL BCS1797 LT 8 LD 36 SEC 19 TWP 39 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORT
 Amenities: None
 Site Influences:
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Garage Door Opener, Jetted Bathtub, Security System, Smoke Alarm, Sprinkler - Fire, Vacuum Blt. In

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|---------|----------------|------------|-------|-----------------|------------|-------|------|------------|
| Main F. | Great Room | 18' X 8' | Bsmt | Recreation Room | 32' X 15'8 | | | X |
| Main F. | Kitchen | 11' X 17' | | | X | | | X |
| Main F. | Den | 11' X 12'6 | | | X | | | X |
| Main F. | Dining | 11' X 14' | | | X | | | X |
| Main F. | Laundry | 11' X 8' | | | X | | | X |
| Main F. | Nook | 11' X 13' | | | X | | | X |
| Above | Master Bedroom | 16' X 20'6 | | | X | | | X |
| Above | Bedroom | 11' X 12'6 | | | X | | | X |
| Above | Bedroom | 11' X 13' | | | X | | | |
| Bsmt | Bedroom | 10' X 13'6 | | | X | | | |

Floor Area (SqFt):
 Main Floor Area SqFt: 1,750 Total # Rooms: 11
 Finished Floor Up SqFt: 1,250 # Kitchens: 1
 Finished Floor Down: 0 Finished Levels: 3
 Finished Floor Bsmt SqFt: 1,441 Crawl/Bsmt Height:
 Total Finished Floor SqFt: 4,441 Basement Area: Part, Fully Finished

Unfinished Floor: 0 Suite:
 Grand Total Floor Area: 4,441

Bathrooms
 1 2 Piece; Ensuite: N; Level: Main F.
 2 3 Piece; Ensuite: Y; Level: Above
 3 3 Piece; Ensuite: Y; Level: Above
 4 5 Piece; Ensuite: Y; Level: Above
 5 3 Piece; Ensuite: N; Level: Bsmt
 6
 7
 8

Listing Broker(s): Royal LePage Sterling Realty

Gorgeous executive home in the exclusive Crystal Creek development. Home sits up high on a 1/3 acre corner lot just minutes from Newport Village & Sassamat Lake. Well laid out floor plan with 2 story greatroom, high ceilings, h/w floors throughout main & upper floors, butler pantry, 3 ensuites, 3 fireplaces, gorgeous kitchen, and as good of finishing as you'll find anywhere (extensive use of wainscotting, crown mouldings, etc). Basement offers a separate entrance, a bedroom & bath, and huge recroom with kitchen cabinets. Pre-wired for sound. outdoor areas include 2 sundecks and a huge patio. Original builder is providing a one year non mechanical warranty on top of the existing 2-5-10 warranty.