



Presented by:  
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**Active**  
**R2884610**

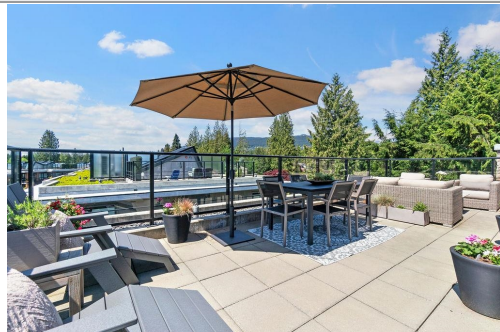
Board: V  
Townhouse

**203-1055 RIDGEWOOD DRIVE**

North Vancouver  
Edgemont  
V7R 0A6

Residential Attached

**\$2,148,000** (LP)   
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: <b>\$2,148,000</b>
Meas. Type:	Bedrooms: <b>3</b>	Approx. Year Built: <b>2019</b>
Frontage(feet):	Bathrooms: <b>3</b>	Age: <b>5</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>CD90</b>
Depth / Size (ft.):	Half Baths: <b>1</b>	Gross Taxes: <b>\$7,557.33</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2023</b>
Flood Plain:	P.I.D.: <b>030-768-179</b>	Tax Inc. Utilities?:
View: <b>Yes : skyline and mountains</b>		Tour:
Complex / Subdiv: <b>The Connaught by Grosvenor</b>		
First Nation:		
Services Connctd: <b>Electricity, Natural Gas, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **2 Storey, End Unit**  
Construction: **Concrete**  
Exterior: **Concrete, Glass, Mixed**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Forced Air**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Other**

Reno. Year:  
Rain Screen: **Full**  
Metered Water:  
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access: **Side**  
Parking: **Garage Underbuilding**  
Dist. to Public Transit: **20m** Dist. to School Bus: **350m**  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: :  
Fixtures Rmvd: :  
Floor Finish: **Hardwood, Tile, Carpet**

Legal: **STRATA LOT 12, PLAN EPS5843, DISTRICT LOT 600, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Air Cond./Central, Elevator, Exercise Centre, In Suite Laundry, Storage, Concierge**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**  
Features: **Air Conditioning, Clothes Washer/Dryer, Dishwasher, Drapes/Window Coverings, Microwave, Oven - Built In, Pantry, Range Top, Refrigerator**

Finished Floor (Main): **793**  
Finished Floor (Above): **759**  
Finished Floor (AbvMain2): **69**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,621 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **1,621 sq. ft.**

Units in Development:  
Exposure:  
Mgmt. Co's Name: **Strataco Management**  
Maint Fee: **\$1,112.70**  
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Recreation Facility**

Tot Units in Strata:  
Storeys in Building:  
Mgmt. Co's #:  
Council/Park Apprv?:

Locker: **Yes**

Suite:  
Basement: **None**  
Crawl/Bsmt. Ht: # of Levels: **2**  
# of Kitchens: **1** # of Rooms: **9**

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

# of Pets: Cats: Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	5'1 x 5'5	Above	Bedroom	9'1 x 8'11	1	Main	2	No
Main	Living Room	15'0 x 16'3			x	2	Above	4	Yes
Main	Dining Room	10'8 x 8'11			x	3	Above	3	No
Main	Kitchen	15'5 x 8'0			x	4			
Main	Eating Area	9'9 x 10'2			x	5			
Above	Primary Bedroom	11'11 x 12'8			x	6			
Above	Walk-In Closet	10'9 x 3'2			x	7			
Above	Bedroom	11'10 x 8'0			x	8			

Listing Broker(s): **Oakwyn Realty Ltd.**

**This luxurious 3-bedroom, 2-level townhouse in the Connaught by Grosvenor is elevated above Ridgewood and Edgemont Village, featuring a private entrance on the peaceful upper courtyard level. This quiet, bright END-UNIT CONCRETE townhome offers 2 amazing outdoor spaces: an expansive 370 sqft west-facing ROOFTOP DECK and a 200 sqft west-facing terrace on the main floor. The open-concept main floor includes oversized windows, engineered oak hardwood floors, a/c, & a gourmet kitchen with premium Bosch appliances, wine fridge, custom Italian cabinetry, marble slab backsplash & custom pantry. Ideally located near the elevator & stairs, it provides a convenient walkable lifestyle with groceries, pharmacies, & restaurants steps away. Enjoy amazing amenities, storage locker, and 2 parking stalls.**