



Presented by:
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Active **R2381167** **5 3085 DEER RIDGE CLOSE** Residential Attached
 Board: V West Vancouver **\$1,350,000** (LP)
 Apartment/Condo Deer Ridge WV (SP)
 V7S 4W1



Sold Date: Frontage (feet): Original Price: **\$1,350,000**
 Meas. Type: **Feet** Frontage (metres): Approx. Year Built: **1991**
 Depth / Size (ft.): Bedrooms: **2** Age: **28**
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **MFD**
 Flood Plain: Full Baths: **2** Gross Taxes: **\$3,568.75**
 Council Apprv?: Half Baths: **0** For Tax Year: **2018**
 Exposure: Maint. Fee: **\$680.00** Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **016-041-747**
 Tour:
 Mgmt. Co's Name: **Stratawest**
 Mgmt. Co's Phone: **604-904-9595**
 View: **Yes: Panoramic harbour and island**
 Complex / Subdiv: **Deer Ridge Residences**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type:

Style of Home: Corner Unit	Total Parking: 2	Covered Parking: 2	Parking Access: Front
Construction: Concrete	Parking: Garage Underbuilding		Locker: Y
Exterior: Concrete, Stucco			Dist. to School Bus:
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit:	Total Units in Strata:
Rain Screen:	R.I. Plumbing:	Units in Development:	
Renovations:		Title to Land: Freehold Strata	
Water Supply: City/Municipal	Metered Water:	Property Disc.: Yes	
Fireplace Fuel: Gas - Natural	R.I. Fireplaces:	Fixtures Leased: No	
Fuel/Heating: Electric, Natural Gas	# of Fireplaces: 1	Fixtures Rmvd: :	
Outdoor Area: Balcony(s)		Floor Finish:	
Type of Roof: Torch-On			

Maint Fee Inc: **Garbage Pickup, Gardening, Management**
 Legal: **STRATA LOT 13, PLAN VAS2654, DISTRICT LOT 817/888, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V,**
 Amenities: **Garden, Storage, Wheelchair Access**

Site Influences: **Cul-de-Sac, Greenbelt, Private Setting, Recreation Nearby, Shopping Nearby**
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8'6 x 4'9			x			x
Main	Living Room	19'9 x 15'			x			x
Main	Dining Room	11' x 10'3			x			x
Main	Kitchen	15'8 x 9'10			x			x
Main	Family Room	10' x 10'			x			x
Main	Master Bedroom	14'7 x 13'			x			x
Main	Bedroom	12'10 x 11'10			x			x
Main	Utility	5' x 7'			x			x
					x			x
					x			x

Finished Floor (Main): 1,597	# of Rooms: 8	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 1,597 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Not Allowed			5				Grg Dr Ht:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 1,597 sq. ft.				7				
				8				

Listing Broker(s): **Royal LePage Sussex-Tom Hassan**

Unobstructed panoramic water view 2 bedroom luxury at Deer Ridge Residences. This is the apartment you have been looking for! Try finding 1600 sq.ft. on one level at this price range with this type of view. Only 2 suites per floor. Just the kind of space you are looking for to downsize from your larger home without sacrificing room for entertaining. Corner unit, wrap around balconies next to a greenbelt for added privacy. Original building of the Deer Ridge Development located on the best part of the property. Entertainment size livingrm w/ gas F/P, separate diningrm, spacious kitchen w/ family room, oversized master bdrm w/ spacious ensuite, soaker tub is completely private. 2nd bedroom or den. Guests will enjoy the covered car portico and glass elevator with view. 2 parking + storage.