

EXCEPTIONAL RANCHER-STYLE HOME

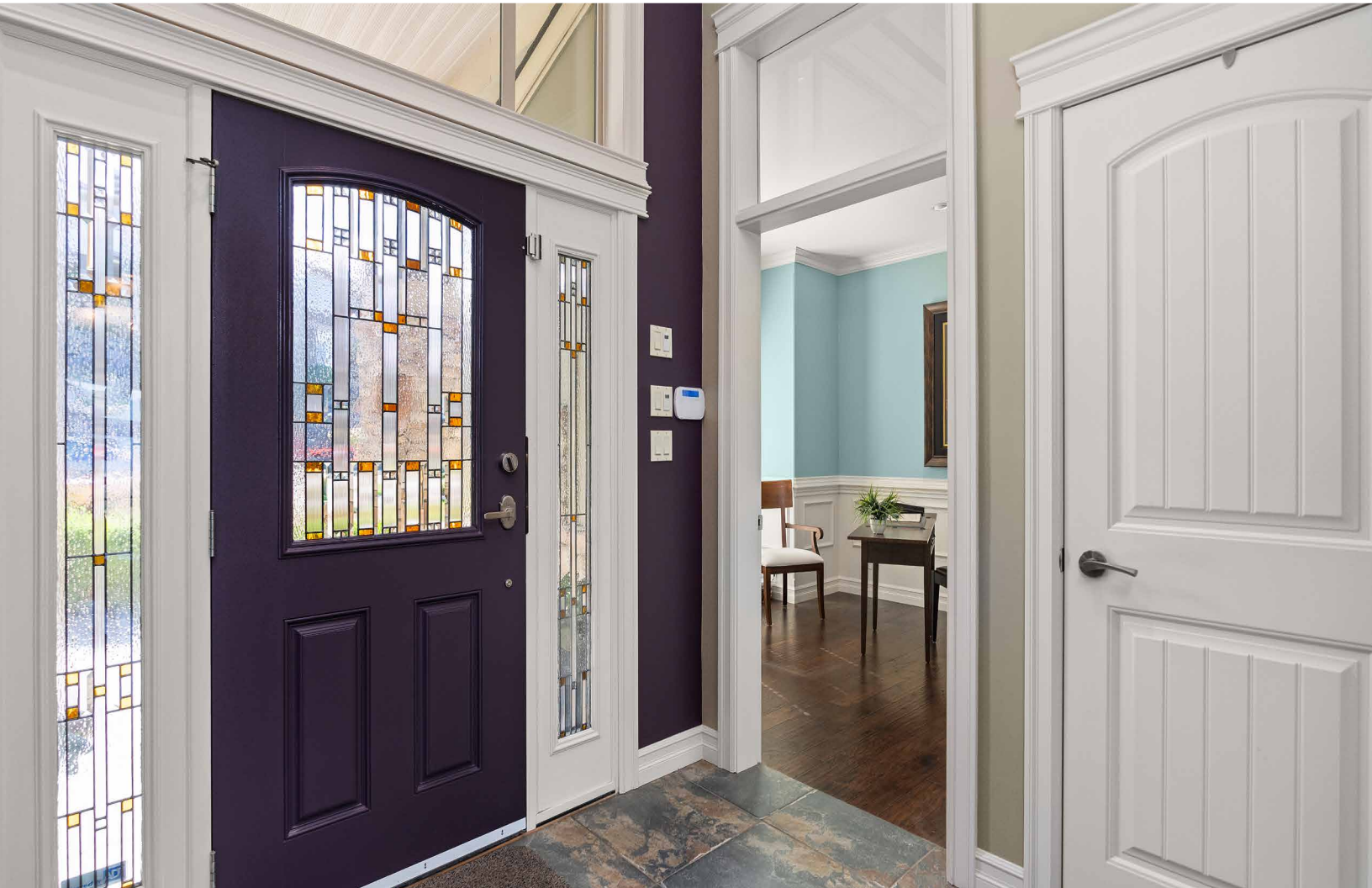


187 51075 Falls Court
Chilliwack, BC

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187 - 51075 FALLS COURT

Nestled within the prestigious Emerald Ridge development at the Falls Golf Course in Chilliwack, BC, this custom-built rancher-style residence boasts an array of luxurious features.

The main floor of this exceptional home is graced by 12-foot ceilings, creating a sense of grandeur and spaciousness. The open concept design seamlessly connects the kitchen, living room, and dining room, offering an inviting space for daily living and entertaining.

Step outside to the expansive deck on the main floor, where you'll be captivated by the stunning views that surround you. Situated in the private enclave of Emerald Ridge, this property enjoys a tranquil and exclusive setting.

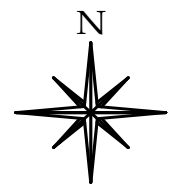
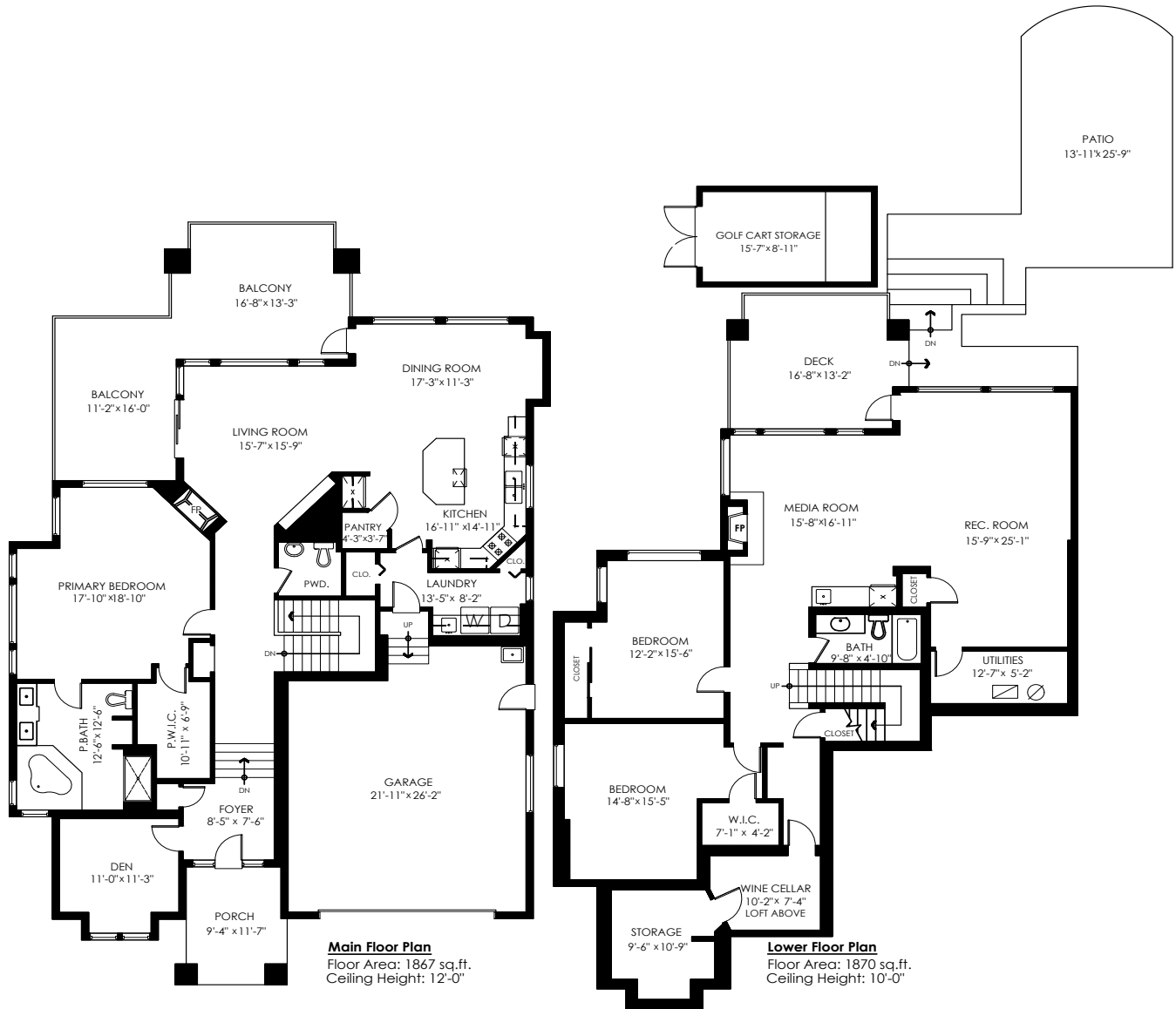


Main Floor: 1,867 sq.ft.
 Lower Floor: 1,870 sq.ft.
Total Livable: 3,737 sq.ft.

Garage: 592 sq.ft.
Grand Total: 4,329 sq.ft.

Patio: 346 sq.ft.
 Golf Cart Storage: 164 sq.ft.
 Deck: 195 sq.ft.
 Balcony: 378 sq.ft.
 Porch: 98 sq.ft.
Total Extras: 1,181 sq.ft.

187-51075 Falls Ct Chilliwack





PRIMARY BEDROOM

Conveniently located on the main floor, is a retreat of its own. It offers ample space both in the bedroom itself and in the ensuite, providing a haven of relaxation and comfort. Additionally, a generously sized den is smartly positioned just off the main foyer, ideal for a home office or versatile use.



LOWER LEVEL

The basement level of this home reveals beautiful custom shelving, perfectly suited for your entertainment needs and book collection. This space transforms into the ultimate entertainment zone, where you can watch the game or settle in for a great movie night.

OUTDOOR SPACE

The outdoor oasis is equally impressive, featuring a brand-new retaining wall that has transformed the backyard into a paradise of leisure. Here, you'll discover a flat and beautifully landscaped yard with a putting green, expansive seating area, and a soothing water fountain, all complemented by custom shade sails.

For those who enjoy recreational toys and require additional storage, a convenient driveway leads to the backyard shed, providing a secure space for your belongings, including your golf cart and cherished possessions.

Don't miss the opportunity to make this exceptional property your own. Contact us today to arrange a private viewing and experience the luxury, privacy, and pristine condition this home offers.





KEY FEATURES

- Power Awning - articulated (value 5k) with Wind Sensor
- Deck Fan
- Granite Gad Fire Pit
- Built in Fire Magic BBQ
- E rated windows throughout
- Blinds on all downstairs windows and primary bedroom and Den upstairs
- Silhouette Series - 3 x Individual thermostatically controlled built-in electric heaters downstairs
- Vacuum System with all attachments included
- Total Home Surge Protection (Siemens)
- Healthy Climate High Efficiency Media Air Cleaner - added 2021
- Central AC (Lennox)
- 2 Fireplaces thermostatically controlled
- MB closets with pulldown rods

SECURITY

- Monitored Security System
- Mul-T-Lock door locks on all outside doors
- Security System (cameras) and Motion detector lights around the house
- Doorbell with view and talk capability through phone and Garage door operation

MECHANICAL

- In-ground Watering system
- Leaf Guard gutters
- Shade Sails for back yard
- Generator with separate electrical panel for 12+ connections
- Garage worktable and 3 wall mounted upper cabinets + 2 hanging storage racks

EXTRAS

- 3 Wall mounted articulating TV mounts - mounts only
- Surround Sound throughout the house and decks
- Pot lights on dimmers including Upper Deck
- Gimble pot lights to highlight artwork
- Laundry - pull down drying rack
- Primary Ensuite Bathroom - Heated floor
- Kitchen Cabinets - 100% maple with heavy duty glides in the drawers



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