

Presented by:

Nicole Johnston - PREC*

eXp Realty Phone: 604-793-7686 www.homesinchilliwack.com nicole@happyhomesbc.ca



Active Board: H House/Single Family

5518 CRIMSON RIDGE

Promontory V2R 6H7

Residential Detached \$1,695,000.00

Approx. Year Built: 2023

Original Price:

Zoning:

Gross Taxes:

For Tax Year:

Dist. to School Bus: Close

Land Lease Expiry Year:

Tax Inc. Utilities?: Tour: Virtual Tour URL

CD5

2023

\$5,572.33



Meas. Type: Feet 65.00 Frontage(feet):

Frontage(metres): 19.81 Depth / Size:

Lot Area (sq.ft.): **7,114.00** Lot Area (acres): 0.16

Flood Plain: Yes: Treed greenbelt

Driveway Finish:

Property Disc.: No

Fixtures Leased: No:

Fixtures Rmvd: No :

Parking: Garage; Triple

Dist. to Public Transit: Close

Title to Land: Freehold NonStrata

Complex/Subdiv:

First Nation Reserve:

Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water Sewer Type: City/Municipal Water Supply: City/Municipal

If new, GST/HST inc?:

Total Parking: 6 Covered Parking: 3 Parking Access: Front

Laminate, Mixed, Tile, Carpet

031-208-703

Bathrooms:

Full Baths:

Half Baths:

P.I.D.:

Rear Yard Exp:

Style of Home: 2 Storey w/Bsmt., 3 Storey

Construction: Frame - Wood Fibre Cement Board, Mixed, Stone Exterior: Foundation:

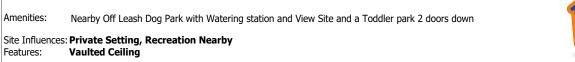
Renovations Reno. Year: # of Fireplaces: 2 Includes OUTDOOR deck fireplace Rain Screen:

Fireplace Fuel: Natural Gas Fuel/Heating: Baseboard, Forced Air, Natural Gas

Outdoor Area: Balcny(s) Patio(s) Dck(s)

of Kitchens: 1

Type of Roof: Asphalt, Torch-On Floor Finish: Legal: LOT 5, PLAN EPP85961, SECTION 6, TOWNSHIP 26, NEW WESTMINSTER LAND DISTRICT



Metered Water:

R.I. Plumbing:

Finished Floor (Main):	1,969	Floor	Туре	Dimensions	Floor	Туре	Dimensions	Bathrooms	
Finished Floor (Above):	1,438	Main	Foyer	11'4 x 10'5	Above	Walk-In Closet	9'2 x 4'3	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	13'1 x 13'	Below	Bedroom	11'11 x 14'10	Main	2
Finished Floor (Below):	0	Main	Kitchen	13'5 x 18'	Above	Walk-In Closet	8'1 x 8'3	Main	5
Finished Floor (Basement):	1,767	Main	Pantry	5' x4'11			X	Above	4
Finished Floor (Total):	5,174 sq. ft.	Main Main	Dining Room Great Room	19'6 x 6'9 18' x 17'7	Bsmt Bsmt	Media Room Flex Room	20'7 x 24'10 11'6 x 12'8	Above Above	4 4
Unfinished Floor:	0	Main	Primary Bedroom	17'10 x 14'	Bsmt	Sauna	5' x 6'	Bsmt	4
Grand Total:	5,174 sq. ft.	Main	Walk-In Closet	11'11 x7'8	Bsmt	Kitchen/Lvgrm	19'8 x 14'5	Bsmt	4
Flr Area (Det'd 2nd Res):	sq. ft.	Main Above	Laundry Bedroom	11'3 x 7'8 x 14'10 x 13'10	Bsmt Bsmt	Recreation Room Bedroom Bedroom	17'10 x 14'4 14' x 10'6 12'7 x 12'3		
Suite:		Above Bedroom Above Walk-In Closet Above Bedroom	8'1 x5'10 14' x13'8	DSIIIL	bearoom	12 / X 12 3 X X			
Crawl/Bsmt. Height: # of Levels: 3				Registered in MHR?: CSA/BCE:		PAD Rental: Maint. Fee:			

Listing Broker(s): eXp Realty eXp Realty

of Rooms: 22

Have you been searching for STYLE, QUALITY & SPACE to live, work & play? Then this is the one for you! AMAZING custom details w/ unique light fixtures, stylish wall paper, soaring ceilings in the foyer & great room, stunning fireplace wall, PLUS a TRIPLE GARAGE. Every room is flooded w/ natural light & is so spacious, 4 bedrooms offer private ensuites w/ walk in closets! Absolute DREAM KITCHEN w/ Fisher Paykel appliances, huge island, loads of cabinets plus a walk in pantry. The basement offers room to entertain, relax or work out PLUS EASILY SUITEABLE. Let the home fit your every need w/ a flexible, functional layout. Backing onto TREED GREENSPACE w/ outdoor fireplace & surrounded by walking trails this 6 bed, 7 bath home offers 5174 sqft of EXECUTIVE design & finishes.

The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Real Estate Board of Greater Vancouver Board ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC* indicates 'Personal Real Estate Corporation'.



5518 Crimson Ridge









Helping You Make a Great Decisions since 1997



Style, Quality and **Space**

5518 Crimson Ridge

- Amazing custom details
- Every room is flooded with natural light
- Dream kitchen with huge island
- Basement is easily suiteable
- Backing onto treed greenspace

































Visit for more details HomesInChilliwack.com

