



Presented by:
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5518 Crimson Ridge

Active Board: H
House/Single Family

5518 CRIMSON RIDGE

Sardis
Promontory
V2R 6H7

Residential Detached
\$1,695,000.00



Sold Date: _____ If new, GST/HST inc?: _____ Original Price: _____
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2023**
Frontage(feet): **65.00** Bathrooms: **7** Age: **0**
Frontage(metres): **19.81** Full Baths: **6** Zoning: **CD5**
Depth / Size: _____ Half Baths: **1** Gross Taxes: **\$5,572.33**
Lot Area (sq.ft.): **7,114.00** Rear Yard Exp: _____ For Tax Year: **2023**
Lot Area (acres): **0.16** P.I.D.: **031-208-703** Tax Inc. Utilities?: _____
Floor Plain: **No** Tour: [Virtual Tour URL](#)
View: **Yes: Treed greenbelt**
Complex/Subdiv: _____
First Nation Reserve: _____
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/ Bsmt., 3 Storey**
Construction: **Frame - Wood**
Exterior: **Fibre Cement Board, Mixed, Stone**
Foundation: **Concrete Perimeter**
Renovations: _____ Reno. Year: _____
of Fireplaces: **2** Includes OUTDOOR deck fireplace Rain Screen: _____
Fireplace Fuel: **Natural Gas** Metered Water: _____
Fuel/Heating: **Baseboard, Forced Air, Natural Gas** R.I. Plumbing: _____
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt, Torch-On**
Floor Finish: **Laminate, Mixed, Tile, Carpet**

Legal: **LOT 5, PLAN EPP85961, SECTION 6, TOWNSHIP 26, NEW WESTMINSTER LAND DISTRICT**

Amenities: Nearby Off Leash Dog Park with Watering station and View Site and a Toddler park 2 doors down

Site Influences: **Private Setting, Recreation Nearby**
Features: **Vaulted Ceiling**



Finished Floor (Main):	1,969	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	#Pcs
Finished Floor (Above):	1,438	Main	Foyer	11'4 x 10'5	Above	Walk-In Closet	9'2 x 4'3	Floor	
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' x 4'11			x	Above	4
Finished Floor (Total):	5,174sq. ft.	Main	Dining Room	19'6 x 6'9	Bsmt	Media Room	20'7 x 24'10	Above	4
Unfinished Floor:	0	Main	Great Room	18' x 17'7	Bsmt	Flex Room	11'6 x 12'8	Above	4
Grand Total:	5,174sq. ft.	Main	Primary Bedroom	17'10 x 14'	Bsmt	Sauna	5' x 6'	Bsmt	4
		Main	Walk-In Closet	11'11 x 7'8	Bsmt	Kitchen/Lvgrm	19'8 x 14'5	Bsmt	4
		Main	Laundry	11'3 x 7'8	Bsmt	Recreation Room	17'10 x 14'4		
				x	Bsmt	Bedroom	14' x 10'6		
					Bsmt	Bedroom	12'7 x 12'3		
					Bsmt		x		
					Bsmt		x		

Flr Area (Det'd 2nd Res): _____ sq. ft.
Suite: _____
Basement: **Fully Finished, Separate Entry**
Crawl/Bsmt. Height: # of Levels: **3**
of Kitchens: **1** # of Rooms: **22**
Registered in MHR?: _____ PAD Rental: _____
CSA/BCE: _____ Maint. Fee: _____

Listing Broker(s): **eXp Realty** **eXp Realty**

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.



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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



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