

## FOR SALE - 41240 ROCKRIDGE PLACE, SQUAMISH, BC

3-bedroom, 3.5-bathroom contemporary home with additional 1-bedroom ground floor suite, located in a desirable subdivision on Rockridge Place in Squamish. This bright, 3284 square foot home has amazing views and is a must-see. Photos and video of this home - and any updates - can be seen on our website: [smilliehomes.com](http://smilliehomes.com).

### ***Features include:***

- Oak hardwood, ceramic tile and wool carpet with in-floor heat
- Custom cabinetry with Caesarstone counters and backsplash throughout. Kitchen island has waterfall countertop with eating bar
- DCS Appliances, including 36" 6 burner gas range, French door fridge, single wall oven with built-in microwave above, double dishwasher, wall mount hood fan and wine cooler
- Vaulted ceiling in living room with ceiling-height fireplace housing a Valor linear gas insert and vent kit
- Master bedroom on main floor with large walk-in closet. The stunning ensuite has a large shower, free standing tub and double sink vanity with additional built-in cupboard.
- 2 large bedrooms on top floor plus full bathroom with 6' tub/shower and laundry room. Windows located in front and back of hallway provide beautiful scenery and natural light
- LED pot lights provide low cost usage
- Roller shade Blinds
- Additional storage provided in closets
- One-bedroom suite on ground floor is currently rented for \$1500 per month.
- Large heated and insulated garage
- Heat recovery ventilator
- Fir front entry door and Hardy board and wood exterior
- Large Westeck windows
- Torch-on Roof
- Private back yard area
- Large deck with glass railings and Flexstone deck coating to admire the view.
- Gas BBQ hookup.
- Shared driveway

**NEW PRICE \$1,595,000 (GST included)**

To arrange a viewing of this property, please contact our office  
at 604 892 3823 or 604 815 3043

<http://www.smilliehomes.com>