



Presented by:  
**Adam Lloyd PREC\***

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**Active**  
**R2217696**

Board: V  
Apartment/Condo

**306 22318 LOUGHEED HIGHWAY**

Maple Ridge  
West Central  
V2X 2T4

Residential Attached

**\$199,900** (LP)

(SP)



Sold Date:  
Meas. Type:  
Depth / Size (ft.):  
Lot Area (sq.ft.): **0.00**  
Flood Plain:  
Council Apprv?:  
Exposure:  
If new, GST/HST inc?:

Frontage (feet):  
Frontage (metres):  
Bedrooms: **1**  
Bathrooms: **1**  
Full Baths: **1**  
Half Baths: **0**  
Maint. Fee: **\$175.59**

Original Price: **\$199,900**  
Approx. Year Built: **2013**  
Age: **5**  
Zoning: **CN**  
Gross Taxes: **\$1,239.78**  
For Tax Year: **2017**  
Tax Inc. Utilities?:  
P.I.D.: **029-127-505**  
Tour:

Mgmt. Co's Name: **FRASER MANAGEMENT**  
Mgmt. Co's Phone: **604-466-7021**

View: :

Complex / Subdiv:

Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **1 Storey**  
Construction: **Frame - Wood**  
Exterior: **Other**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel:  
Fuel/Heating: **Electric**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Torch-On**

Reno. Year:  
R.I. Plumbing:  
R.I. Fireplaces:  
# of Fireplaces: **0**

Total Parking: Covered Parking: Parking Access:  
Parking: **None**  
Locker:  
Dist. to Public Transit:  
Units in Development:  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: :  
Fixtures Rmvd: :  
Floor Finish:

Maint Fee Inc: **Management**  
Legal: **PL EPS1148 LT 15 DL 398 LD 36**

Amenities: **In Suite Laundry**

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Bedroom	10' x 7'5			x			x
Main	Kitchen	9'2 x 7'10			x			x
Main	Living Room	13'5 x 11'5			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>520</b>	# of Rooms:	<b>3</b>	# of Kitchens:	<b>1</b>	# of Levels:	<b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:						1	Main	<b>3</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:						2				Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:		Cats:		Dogs:		3				Pool:
Finished Floor (Total):	<b>520 sq. ft.</b>	# or % of Rentals Allowed:						4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaw Restrict:	<b>Pets Allowed w/Rest., Rentals Allowed</b>					5				Door Height:
Grand Total:	<b>520 sq. ft.</b>	Basement:	<b>None</b>					6				
								7				
								8				

Listing Broker(s): **Park Georgia Realty Ltd.**

**Court order sale small one bedroom/studio, with quality finishing. This unit comes without parking. Located in downtown Maple Ridge, minutes to Westcoast express and Golden Ears Park. Court Date: Jan 31st -9:45am at 651 Carnarvon St-Court rm- 418. OPEN HOUSE SATURDAY JAN 13TH 2-4PM**



Presented by:  
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**Active**  
**R2229207**

Board: V  
Townhouse

**1 11250 WARESLEY STREET**

Maple Ridge  
Southwest Maple Ridge  
V2X 1Z2

Residential Attached

**\$269,000** (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$299,000**  
Meas. Type: Frontage (metres): Approx. Year Built: **1992**  
Depth / Size (ft.): Bedrooms: **2** Age: **26**  
Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **MF**  
Flood Plain: **No** Full Baths: **1** Gross Taxes: **\$1,294.01**  
Council Apprv?: Half Baths: **1** For Tax Year: **2017**  
Exposure: Maint. Fee: **\$147.00** Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **017-978-114**  
Mgmt. Co's Name: **SELF MANAGED** Tour:  
Mgmt. Co's Phone:  
View: **No :**  
Complex / Subdiv:  
Services Connected: **Community, Electricity**

Style of Home: **Corner Unit**  
Construction: **Frame - Wood**  
Exterior: **Stucco**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel:  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
R.I. Plumbing:  
R.I. Fireplaces:  
# of Fireplaces: **0**

Total Parking: Covered Parking: **1** Parking Access: **Front**  
Parking: **Garage; Underground**  
Locker: **N**  
Dist. to Public Transit:  
Units in Development:  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **:**  
Fixtures Rmvd: **:**  
Floor Finish: **Laminate, Mixed**

Maint Fee Inc: **Garbage Pickup**  
Legal: **PL LMS611 SL 1 DL 278 LD 36. GROUP 1, 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, AS APPROPRIATE.**  
Amenities: **In Suite Laundry**

Site Influences: **Central Location, Recreation Nearby**  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 9'			x			x
Main	Dining Room	10' x 8'			x			x
Main	Kitchen	12' x 8'			x			x
Main	Eating Area	11' x 6'			x			x
Above	Master Bedroom	13' x 7'			x			x
Above	Bedroom	10' x 9'			x			x
Below	Foyer	7' x 7'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>483</b>	# of Rooms:	<b>7</b>	# of Kitchens:	<b>1</b>	# of Levels:	<b>3</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>358</b>	Crawl/Bsmt. Height:						1	<b>Main</b>	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>80</b>	Restricted Age:						2	<b>Above</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:		Cats:		Dogs:		3				Pool:
Finished Floor (Total):	<b>921 sq. ft.</b>	# or % of Rentals Allowed:						4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaw Restrict:	<b>Pets Allowed, Rentals Allowed</b>					5				Door Height:
Grand Total:	<b>921 sq. ft.</b>	Basement:	<b>None</b>					6				
								7				
								8				

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

**ATTENTION INVESTORS OF FIRST TIME BUYERS! CORNER UNIT TOWNHOME FOR UNDER \$300,000! Great value here! featuring large living room and dining room with balcony off the living room. Extra windows provide a lot of natural light. Good sized kitchen with vaulted sky light. Upstairs has 2 bdrms, a full bath and loft in the master bdrm with another private deck. Needs major TLC : new flooring needed throughout, cleaning, paint, appliances, updates to kitchen and bath needed. Priced accordingly for the work needed. Rentals and pets allowed...5 unit complex centrally located to transit and shopping.**