



Presented by:
Doc Livingston PREC*

eXp Realty
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Active
R3009446
Board: V
Apartment/Condo

302 11566 224 STREET

Maple Ridge
East Central
V2X 9C9

Residential Attached

\$459,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$459,000
Meas. Type: Feet	Bedrooms: 1	Approx. Year Built: 2012
Frontage(feet):	Bathrooms: 1	Age: 13
Frontage(metres):	Full Baths: 1	Zoning: CRM
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,327.70
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 029-112-770	Tax Inc. Utilities?: No
View: :		Tour:
Complex / Subdiv: CASCADA		
First Nation		
Services Connctd: Community, Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Inside Unit, Upper Unit**
Construction: **Frame - Wood**
Exterior: **Brick, Mixed**
Foundation: **Concrete Perimeter**

Renovations: **Completely**
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Electric**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Fibreglass, Torch-On**

Reno. Year: **2024**
Rain Screen:
Metered Water:
R.I. Plumbing: **No**

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage Underbuilding**
Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish: **Mixed**

Legal: **STRATA LOT 19, PLAN EPS1095, DISTRICT LOT 398, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Elevator, In Suite Laundry, Storage, Wheelchair Access**

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**
Features:

Finished Floor (Main): 734	Units in Development:	Tot Units in Strata: 35	Locker: No
Finished Floor (Above): 0	Exposure: North	Storeys in Building: 4	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: DWELL PROPERTY MANAGEMENT	Mgmt. Co's #: 604-821-2099	
Finished Floor (Below): 0	Maint Fee: \$475.79	Council/Park Apprv?: No	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Management		
Finished Floor (Total): 734 sq. ft.			
Unfinished Floor: 0			
Grand Total: 734 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest.		
Suite: None	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed: 100%		
Crawl/Bsmt. Ht: # of Levels: 1	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		
Floor	Type	Dimensions	Bath
Main	Living Room	13'0 x 10'5	1
Main	Dining Room	12'0 x 8'0	2
Main	Kitchen	10'2 x 9'2	3
Main	Primary Bedroom	17'3 x 9'3	4
			5
			6
			7
			8

Listing Broker(s): **Royal LePage West Real Estate Services**

LIKE NEW~COMPLETELY RENOVATED! A 3rd floor beauty, 1bed 1bath condo @ upscale & boujee 'Cascada'! Luxury finishings, 9' ceilings, huge picture windows & extensive crown mouldings throughout. Bright spacious layout featuring great size living/dining room, kitchen w/breakfast bar & pantry, quartz counters & s/s appliances. EXTRA LARGE Primary bedroom with an oversized closet complete with custom organizer. Private balcony with a lush backdrop of trees. BRAND NEW hot water tank. Walking distance to Billy Miner Pub, the Wharf, shopping, parks, transit & WCE which gets you DOWNTOWN within an hour. Bonus: Rooftop entertaining terrace with the BEST VIEWS! RENTALS ALLOWED, PET FRIENDLY & very well managed. Parking & Storage. Don't miss this one!



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Active
R3020349
Board: V
Apartment/Condo

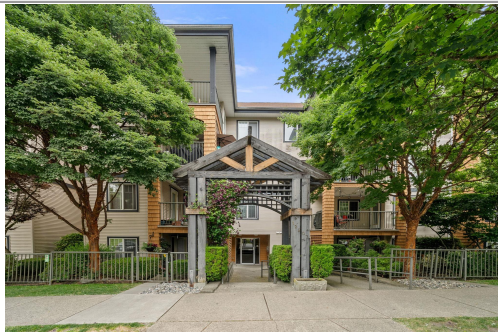
311 12207 224 STREET

Maple Ridge
West Central
V2X 6B9

Residential Attached

\$469,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$499,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1998
Frontage(feet):	Bathrooms: 2	Age: 27
Frontage(metres):	Full Baths: 2	Zoning: RM2
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$3,098.07
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 024-307-815	Tax Inc. Utilities?:
View: :		Tour:
Complex / Subdiv: THE EVERGREEN		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey**
Construction: **Frame - Wood**
Exterior: **Vinyl, Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt, Other**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage Underbuilding**
Dist. to Public Transit: **1/2 BLOCK** Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish:

Legal: **STRATA LOT 31, PLAN LMS3721, DISTRICT LOT 399, GROUP 1, NEW WESTMINSTER LAND DISTRICT, PHASE 1, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Elevator, In Suite Laundry, Wheelchair Access**

Site Influences:
Features:

Finished Floor (Main): **1,341**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,341 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,341 sq. ft.**

Units in Development: **48**
Exposure:
Mgmt. Co's Name: **Profile Properties**
Maint Fee: **\$681.64**
Maint Fee Includes: **Gardening, Gas, Management, Snow removal**

Tot Units in Strata: **48** Locker: **Yes**
Storeys in Building: **4**
Mgmt. Co's #: **604-464-7548**
Council/Park Apprv?:

Suite:
Basement: **None**
Crawl/Bsmt. Ht: **# of Levels: 1**
of Kitchens: **1** # of Rooms: **7**

Bylaws Restrictions: **Pets Allowed w/Rest.**
Restricted Age:
or % of Rentals Allowed: **100%**
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

of Pets: **2** Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	14'11 x 14'9			x	1	Main	4	Yes
Main	Dining Room	12'3 x 8'9			x	2	Main	4	No
Main	Kitchen	9'2 x 8'10			x	3			
Main	Primary Bedroom	13'5 x 11'10			x	4			
Main	Bedroom	11'2 x 9'5			x	5			
Main	Flex Room	19'5 x 11'9			x	6			
Main	Foyer	10' x 4'1			x	7			
		x			x	8			

Listing Broker(s): **Royal LePage Sussex**

This 1,300+ sq ft corner unit is probably one of the largest suites you will come across but it does need some elbow grease. Situated in 'The Evergreen', a quiet, well maintained and conveniently located building you can walk to nearby shops, restaurants, parks and the Seniors Center. The suite features 2 bedrooms, 2 baths, in suite laundry, a cozy gas fireplace, a large 'flex' space ideal as a hobby room, family room or bonus bedroom and all wheelchair accessible. This is a COURT ORDERED SALE being sold 'as is where is'.



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Active
R3016011
Board: V
Townhouse

14 11757 207 STREET
Maple Ridge
Southwest Maple Ridge
V2X 1X4

Residential Attached
\$499,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?: No	Original Price: \$599,000
Meas. Type:	Bedrooms: 3	Approx. Year Built: 1990
Frontage(feet):	Bathrooms: 2	Age: 35
Frontage(metres):	Full Baths: 1	Zoning: STRATA
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$4,005.13
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain: No	P.I.D.: 015-641-147	Tax Inc. Utilities?: No
View: :		Tour:
Complex / Subdiv:		
First Nation		
Services Connctd: Electricity, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Electric**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **2** Covered Parking: **1** Parking Access:
Parking: **Carport; Single**
Dist. to Public Transit:
Title to Land: **Freehold Strata** Dist. to School Bus:
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Mixed**

Legal: **STRATA LOT 14, PLAN NWS3167, DISTRICT LOT 278, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **In Suite Laundry**

Site Influences:
Features:

Finished Floor (Main): **600**
Finished Floor (Above): **625**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,225 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,225 sq. ft.**

Units in Development:
Exposure:
Mgmt. Co's Name: **Dwell Property Management**
Maint Fee: **\$366.00**
Maint Fee Includes: **Gardening, Management**

Tot Units in Strata:
Storeys in Building:
Mgmt. Co's #: **604-821-2999**
Council/Park Apprv?:

Locker:

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht.:
of Kitchens: **1**

of Levels: **2**
of Rooms: **7**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
Restricted Age:
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

of Pets: **2**

Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions
Main	Kitchen	11' x 8'
Main	Living Room	19' x 12'
Main	Eating Area	8' x 7'
Main	Laundry	6' x 6'
Above	Primary Bedroom	16' x 12'
Above	Bedroom	10' x 9'
Above	Bedroom	10' x 9'

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x

Bath	Floor	# of Pieces	Ensuite?
1	Main	2	No
2	Above	3	No
3			
4			
5			
6			
7			
8			

Listing Broker(s): **RE/MAX City Realty**

Court Order Sale, Hiddler Creek Estates, 2 level family home complex. Close to schools, transportation and Golden Ears Bridge. Windows and roof redone in 2018. this requires a full restoration. Ideal for handyman.



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Active
R3030963

Board: V
Townhouse

55 11757 236 STREET

Maple Ridge
Cottonwood MR
V4R 2E4

Residential Attached

\$739,500 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$739,500
Meas. Type:	Bedrooms: 3	Approx. Year Built: 1996
Frontage(feet):	Bathrooms: 3	Age: 29
Frontage(metres):	Full Baths: 2	Zoning: RM-1
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$4,388.74
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 023-278-030	Tax Inc. Utilities?: No
View: :		Tour:
Complex / Subdiv: GALIANO		
First Nation:		
Services Connctd: Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**
Parking: **Carport; Single**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish: **Wall/Wall/Mixed**

Dist. to School Bus:

Legal: **STRATA LOT 55, PLAN LMS1818, SECTION 16, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT, 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, Playground**

Site Influences: **Golf Course Nearby, Marina Nearby, Recreation Nearby, Shopping Nearby**
Features:

Finished Floor (Main): **637**
Finished Floor (Above): **868**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,505 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,505 sq. ft.**

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht: **# of Levels: 2**
of Kitchens: **1** **# of Rooms: 8**

Units in Development:
Exposure:
Mgmt. Co's Name:
Maint Fee: **\$382.00**
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Sewer, Snow removal**

Tot Units in Strata:
Storeys in Building:
Mgmt. Co's #:
Council/Park Apprv?:
Locker:
of Pets: Cats: Dogs:

Bylaws Restrictions: **Pets Allowed w/Rest.**
Restricted Age:
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?:
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	14'0 x 9'0			x	1	Main	2	No
Main	Dining Room	12'0 x 7'0			x	2	Above	4	No
Main	Kitchen	8'0 x 11'0			x	3	Above	4	Yes
Main	Family Room	16'0 x 11'0			x	4			
Above	Primary Bedroom	15'0 x 11'0			x	5			
Above	Bedroom	12'0 x 9'0			x	6			
Above	Bedroom	11'0 x 10'0			x	7			
Above	Den	6'0 x 10'0			x	8			

Listing Broker(s): **RE/MAX Heights Realty**

COURT ORDERED SALE! In the desirable, family oriented, Galiano complex. This 1,500 sq ft, 3 bdrm, 3 bath, spacious end unit has an excellent layout with an abundance of light along with a large fenced back yard. This property awaits your creative ideas for your dream-home!