



Presented by:  
**Doc Livingston PREC\***

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**Active**  
**R3067669**  
Board: V  
Apartment/Condo

**305 12283 224 STREET**

Maple Ridge  
West Central  
V2X 8Z3

Residential Attached

**\$405,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$405,000</b>
Meas. Type:	Bedrooms: <b>1</b>	Approx. Year Built: <b>2008</b>
Frontage(feet): <b>0.00</b>	Bathrooms: <b>1</b>	Age: <b>17</b>
Frontage(metres): <b>0.00</b>	Full Baths: <b>1</b>	Zoning: <b>RM-2</b>
Depth / Size (ft.): <b>0.00</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$2,682.03</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2025</b>
Flood Plain:	P.I.D.: <b>027-803-520</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>No</b>		Tour:
Complex / Subdiv: <b>The Maxx</b>		
First Nation:		
Services Connctd: <b>Electricity, Sanitary Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces: **0**  
Fireplace Fuel: **Electric**  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Torch-On**

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

Total Parking: Covered Parking: Parking Access:  
Parking: **Garage; Underground**  
Dist. to Public Transit: **1 blk** Dist. to School Bus: **4 blks**  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **No**  
Fixtures Rmvd: **Yes: See Schedule A, must be incorporated into CPS**  
Floor Finish: **Mixed**

Legal: **STRATA LOT 41, PLAN BCS3276, DISTRICT LOT 399, 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: **None**

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

Finished Floor (Main): **751**  
Finished Floor (Above): **0**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **751 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **751 sq. ft.**

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

Units in Development: **64** Tot Units in Strata: **64** Locker:  
Exposure: **North** Storeys in Building: **4**  
Mgmt. Co's Name: **Fraser Property Management** Mgmt. Co's #: **604-466-7021**  
Maint Fee: **\$300.00** Council/Park Apprv?: **No**  
Maint Fee Includes: **Garbage Pickup, Management, Snow removal**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Primary Bedroom	19'7 x 9'10			x	1	Main	4	Yes
Main	Walk-In Closet	6'6 x 5'3			x	2			
Main	Den	7'5 x 7'5			x	3			
Main	Kitchen	9'1 x 7'11			x	4			
Main	Dining Room	16'1 x 8'8			x	5			
Main	Living Room	11'5 x 13'4			x	6			
Main	Patio	6'7 x 11'5			x	7			
		x			x	8			

Listing Broker(s): **RE/MAX LIFESTYLES REALTY**

**MAXX @ CENTRAL MAPLE RIDGE - Just steps to downtown Maple Ridge, including restaurants, gym, stores, and schools K-12. For commuters there is quick access to Golden Ears Way, immediate access to transit, making this one bedroom and den home an unbeatable location. Featuring a modern open layout, laminate wood style flooring, kitchen with granite counter tops.**



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**Active**  
**R3071246**  
Board: V  
Townhouse

**39 21555 DEWDNEY TRUNK ROAD**

Maple Ridge  
West Central  
V2X 3G6

Residential Attached

**\$452,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$452,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>1970</b>
Frontage(feet): <b>0.00</b>	Bathrooms: <b>2</b>	Age: <b>55</b>
Frontage(metres): <b>0.00</b>	Full Baths: <b>1</b>	Zoning: <b>RM-1</b>
Depth / Size (ft.): <b>0</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$3,681.50</b>
Sq. Footage: <b>0.00</b>	P.I.D.: <b>000-996-718</b>	For Tax Year: <b>2025</b>
Flood Plain: <b>No</b>	View: <b>:</b>	Tax Inc. Utilities?: <b>No</b>
Complex / Subdiv: <b>Ashbury Court</b>		Tour:
First Nation		
Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **2 Storey, End Unit**  
Construction: **Frame - Wood**  
Exterior: **Brick, Other**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **0** R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Forced Air**  
Outdoor Area: **Fenced Yard**  
Type of Roof: **Tar & Gravel**

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

Total Parking: **1** Covered Parking: **0** Parking Access:  
Parking: **Open**  
Dist. to Public Transit: **STEPS** Dist. to School Bus: **STEPS**  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **:**  
Fixtures Rmvd: **:**  
Floor Finish: **Wall/Wall/Mixed**

Legal: **STRATA LOT 39, PLAN NWS23, DISTRICT LOT 245, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN 74343, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **None**

Site Influences: **Central Location, Lane Access**  
Features:

Finished Floor (Main): **510**  
Finished Floor (Above): **515**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,025 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **1,025 sq. ft.**

Suite:  
Basement: **None**  
Crawl/Bsmt. Ht: **# of Levels: 1**  
# of Kitchens: **1** **# of Rooms: 6**

Units in Development: **48**  
Exposure:  
Mgmt. Co's Name: **Associa BC**  
Maint Fee: **\$400.00**  
Maint Fee Includes: **Garbage Pickup, Gardening, Management**

Tot Units in Strata: **48** Locker: **No**  
Storeys in Building: **2**  
Mgmt. Co's #: **604-591-6060**  
Council/Park Apprv?: **No**

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: Cats: Dogs:

Floor	Type	Dimensions
Main	Living Room	16'0 x 13'0
Main	Kitchen	9'0 x 9'0
Main	Dining Room	9'0 x 9'0
Above	Primary Bedroom	12'0 x 9'0
Above	Bedroom	10'0 x 10'0
Above	Bedroom	10'0 x 7'0
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x

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

Listing Broker(s): **Royal LePage Elite West**

**Royal LePage Elite West**

**STARTER TOWNHOME INVESTMENT OPPORTUNITY! This 3 bedroom, 2 bathroom renovated townhome is centrally located in Maple Ridge's Westside. Open plan main level has powder room, living/kitchen/dining area with direct access to LARGE, FULLY FENCED BACKYARD. Upper level hosts 3 good sized bedrooms, primary w/walk in closet & secondary closet, plus full 4pc bathroom w/tub shower combo. BONUSES INCLUDE: newer furnace, dedicated parking spot out front. Sharp price to get into the market or great opportunity for a shrewd investor!**