



Presented by:  
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**Active** **58 22308 124 AVENUE** Residential Attached  
**R2297619** Maple Ridge **\$334,900** (LP)  
 Board: V West Central (SP) **M**  
 Townhouse V2X 0R6



Sold Date: Frontage (feet): **0.00** Original Price: **\$368,800**  
 Meas. Type: **Feet** Frontage (metres): Approx. Year Built: **1991**  
 Depth / Size (ft.): Bedrooms: **2** Age: **27**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **RM4**  
 Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$2,573.50**  
 Council Apprv?: **No** Half Baths: **0** For Tax Year: **2018**  
 Exposure: Maint. Fee: **\$248.00** Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **015-879-895**  
 Mgmt. Co's Name: **SELF MANAGED** Tour:  
 Mgmt. Co's Phone:  
 View: **Yes: MOUNTAINS AND GREENBELT**  
 Complex / Subdiv: **BRANDYWYND**  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: <b>1 Storey</b>	Total Parking: <b>1</b>	Covered Parking: <b>1</b>	Parking Access: <b>Front</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Carport; Single</b>	Locker: <b>N</b>	
Exterior: <b>Brick, Vinyl</b>	Dist. to Public Transit: <b>1/4BLK</b>	Dist. to School Bus: <b>1/4BLK</b>	
Foundation: <b>Concrete Perimeter</b>	Units in Development:	Total Units in Strata: <b>60</b>	
Rain Screen: <b>No</b>	Title to Land: <b>Freehold Strata</b>		
Renovations:	Property Disc.: <b>No</b>	Fixtures Leased: <b>Yes: FORECLOSURE- AS IS WHEREIS</b>	
Water Supply: <b>City/Municipal</b>	Reno. Year:	Fixtures Rmvd: <b>Yes: FORECLOSURE- AS IS WHEREIS</b>	
Fireplace Fuel: <b>Gas - Natural</b>	R.I. Plumbing:	Floor Finish: <b>Wall/Wall/Mixed</b>	
Fuel/Heating: <b>Electric, Natural Gas, Radiant</b>	R.I. Fireplaces:		
Outdoor Area: <b>Sundeck(s)</b>	# of Fireplaces: <b>1</b>		
Type of Roof: <b>Asphalt</b>			

Maint Fee Inc: **Caretaker, Gardening, Snow removal**  
 Legal: **PL NWS3018 LT 57 DL 399 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.**  
 Amenities: **None**  
 Site Influences:  
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	14'8 x 10'6			x			x
Main	Dining Room	14'6 x 7'			x			x
Main	Living Room	15'6 x 12'7			x			x
Main	Master Bedroom	14' x 14'			x			x
Main	Walk-In Closet	9'3 x 5'6			x			x
Main	Bedroom	10' x 13'2			x			x
Main	Other	9'3 x 6'			x			x
Main	Other	8'10 x 7'			x			x
Main	Laundry	7' x 5'6			x			x
Below	Foyer	6'2 x 4'			x			

Finished Floor (Main): <b>1,170</b>	# of Rooms: <b>10</b>	# of Kitchens: <b>1</b>	# of Levels: <b>2</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>4</b>	<b>Yes</b>	Barn:
Finished Floor (Below): <b>60</b>	Restricted Age: <b>45+</b>			2	<b>Main</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets: <b>2</b>	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3				Pool:
Finished Floor (Total): <b>1,230 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor: <b>0</b>	Bylaws: <b>Age Restrictions, Pets Allowed w/Rest.</b>			5				Door Height:
Grand Total: <b>1,230 sq. ft.</b>	Basement: <b>None</b>			6				
				7				
				8				

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

**BRANDYWYND GREENBELT!! Two bedroom, two bath home looking over greenbelt to the east. BIG living area with gas fireplace, BIG sundeck faces west with a mountain view, single carport at your door. Large laundry area, open kitchen, 45 plus in Brandywynd and pets are allowed. Laser Measured & Virtual Toured. (1190 sq.ft measured by Fab Floor Plans. Strata Plan shows 1170 sq. ft.)**