



Presented by:
Luis Ayala PREC*
 Sutton Group West Coast Realty
 Phone: 604-551-4418 Cell: 604-551-4418
 Email: layala@sutton.com
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Maple Ridge, West Central	MLS# V1062088	Residential Attached
# 24 21960 RIVER RD, V2X 2C3		Active

No Photo Available	List Price:	\$ 240,000	Previous Price:			
			Original Price: \$ 240,000			
	Subdiv/Complex: FOXBOROUGH					
	Frontage:		Approx Yr Blt:	1993	PID:	018-044-271
	Depth/Size:				Type:	Townhouse
	Lot SqFt:	0	Age at List Date:	21	Zoning:	RM-1
	Exposure:		Bedrooms:	3	Taxes:	\$2,656 (2013)
	Stories in Bldg:		Bathrooms:	2	If New GST/HST Incl:	
	Flood Plain:	No	Full Baths:	2	Tax Incl Utils:	
	Meas. Type:		Half Baths:	0	Apprvl Reqd:	No
	Fixtures Lsd:	N				
	Fixt Removed:	- N				
	View:	N				

Style of Home:	Split Entry, 2 Storey	Total Parking:	2	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Single, Visitor Parking		
Exterior:	Vinyl				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt				
Renovations:		Reno Year:		Dist to Public Trans:	1 BLK
Flooring:	Wall/Wall/Mixed			Units in Development:	44
Water Supply:	City/Municipal			Locker:	No
Heat/Fuel:	Forced Air, Natural Gas			Possession:	
No. of Fireplaces:	1	R/I Fireplaces:		Title to Land:	Freehold Strata
Fireplace Fuel:	Gas - Natural			Seller's Interest:	Court Ordered Sale
Outdoor Area:	Patio(s) & Deck(s)			Mortgage Info:	\$0
		Property Disclosure:	N - COURT ORDERED SALE		
Mngmt Co:	PROFILE PROPERTIES	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Not Allowed		
Mngmt Ph:	604-464-7548	Maint Fee:	\$250.04		

Maint Charge Incl: Gardening, Garbage Pickup, Management

Legal: SL 24 DL 397 GRP 1 NWD SP LMS690

Amenities: Playground

Features Incl:

Site Influences: Recreation Nearby, Shopping Nearby

<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>
Main F.	Living Room	13'5 X 14'11						
Main F.	Dining	11'9 X 8'						
Main F.	Kitchen	8' X 8'6						
Main F.	Eating Area	8'4 X 10'						
Main F.	Laundry	7'8 X 4'8						
Above	Master Bedroom	15'10 X 9'11						
Above	Bedroom	9'6 X 10'2						
Above	Bedroom	8' X 11'						

Floor Area (SqFt):		Total # Rooms:	8	Bathrooms
Finished Floor Area Main:	650	Finished Levels:	2	1 4 Piece; Ensuite: Y; Level: Above
Finished Floor Area Up:	674	Basement Area:	None	2 4 Piece; Ensuite: N; Level: Above
Finished Floor Area Down:	0			3
Finished Floor Area Bsmt:	0	Bsmt Height:		4
Total Finished Floor Area:	1,324	Restricted Age:		5
		# Pets / Cats; Dogs:		6
Unfinished Floor Area:	0	# or % Rentals:		7
Grand Total Floor Area:	1,324			8

Listing Broker(s): (1) RE/MAX LifeStyles Realty

Comments to follow



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Maple Ridge, West Central	MLS# V1061273	Residential Attached
# 202 22277 122ND AV, V2X 3X8		Active



List Price:	\$ 117,900	Previous Price:	
		Original Price:	\$ 117,900
Subdiv/Complex: The Gardens			
Frontage:		Approx Yr Blt:	1995
Depth/Size:		PID:	019-147-112
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:		Age at List Date:	19
Stories in Bldg:	3	Zoning:	RM5
Flood Plain:		Bedrooms:	1
Meas. Type:		Bathrooms:	1
Fixtures Lsd:		Full Baths:	1
Fixt Removed:		Half Baths:	0
View:		Taxes:	\$1,377 (2013)
		If New GST/HST Incl:	
		Tax Incl Utils:	No
		Apprvl Req:	

Style of Home:	Inside Unit	Total Parking:	2	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Stucco				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Tar & Gravel	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	41
Flooring:	Laminate, Vinyl/Linoleum	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)				
Mngmt Co:	Fraser Property Mgt	Property Disclosure:	N - Court Order Sale		
Mngmt Ph:		Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
		Maint Fee:	\$250.00		

Maint Charge Incl: Gardening, Garbage Pickup, Gas, Management, Snow removal

Legal: PL LMS1802 LT 19 DL 399 LD 36 THE STRATA LOT AS SHOWN ON FORM 1.

Amenities: None

Features Incl:

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16'10 X 14'6						
Main F.	Dining	9'2 X 9'						
Main F.	Kitchen	8'10 X 8'						
Main F.	Master Bedroom	15'9 X 11'4						
Main F.	Den	9'5 X 9'1						
Main F.	Walk-In Closet	7' X 4'						

Floor Area (SqFt):		Total # Rooms:	6	Bathrooms	
Finished Floor Area Main:	807	Finished Levels:	1	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	807	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	807			8	

Listing Broker(s): (1) RE/MAX Results Realty

HERE IT IS! Great Value in this large 1 bedroom & Den! "The Gardens" offers open Atrium Courtyard, everyone has open air access to their home. Open main living area including a gas fireplace (included in maintenance fee) leads to private patio. The Master bedroom has a double walk-through closet to the bathroom. Extra bells & whistles include in suite laundry, new hot water tank, large storage locker, hobby room and 2 parking spots! Great location within walking distance to Transit, Shopping, Recreation & Schools. WHY RENT? This can be yours for just \$795/mth including maintenance with \$6,000 down (with approved credit) NOTE: The Seller will not allow any offers from employees of Toronto Dominion Bank or any of its subsidiaries.



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Maple Ridge, West Central
19 21550 CERRINGTON AV, V2X 8S7

MLS# V1061281

Residential Attached
Active

List Price: \$248,000
Previous Price:
Original Price: \$248,000

Subdiv/Complex: MAPLE RIDGE ESTATES
Frontage: Approx Yr Blt: 1983
Depth/Size: PID: 002-226-413
Lot SqFt: 0 Type: Townhouse
Age at List Date: 31 Zoning: RM-1
Exposure: Bedrooms: 3 Taxes: \$2,785 (2013)
Stories in Bldg: Bathrooms: 2 If New GST/HST Incl:
Flood Plain: Full Baths: 1 Tax Incl Utils:
Meas. Type: Half Baths: 1 Apprvl Req:
Fixtures Lsd:
Fixt Removed:
View:

Style of Home: 2 Storey
Construction: Frame - Wood
Foundation: Concrete Perimeter
Exterior: Wood
Rain Screen:
Type of Roof: Asphalt
Renovations:
Flooring: Mixed
Water Supply: City/Municipal
Heat/Fuel: Electric, Natural Gas
No. of Fireplaces: 1
Fireplace Fuel: Gas - Natural
Outdoor Area: Patio(s)
Mngmt Co: SELF MANAGED
Mngmt Ph:

R/I Plumbing:
Reno Year:
R/I Fireplaces:
Total Parking: 2
Parking Access:
Parking Facilities: Garage; Single
Dist to Public Trans:
Units in Development: 34
Locker:
Possession:
Title to Land: Freehold Strata
Seller's Interest: Court Ordered Sale
Mortgage Info: \$0
Property Disclosure: N - ORDER FOR CONDUCT OF SALE
Bylaw Restrictions: Pets Allowed w/Rest.

Covered Parking: 1
Dist to School/Bus:
Total Units in Strata: 34

Maint Charge Incl: Garbage Pickup, Management, Snow removal
Legal: SL 19 DL 247 GP 1 NWD SP NW2014
Amenities: None
Features Incl:
Site Influences: Private Yard, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16'6 X 11'5						
Main F.	Kitchen	11' X 9'11						
Main F.	Eating Area	11' X 8'4						
Main F.	Laundry	7'6 X 5'5						
Above	Master Bedroom	12' X 11'4						
Above	Bedroom	10'5 X 9'2						
Above	Bedroom	10'8 X 10'						

Floor Area (SqFt):		Total # Rooms:	7	Bathrooms	
Finished Floor Area Main:	708	Finished Levels:	2	1	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	391	Basement Area:	None	2	5 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,099	Restricted Age:		5	
		# Pets / Cats; Dogs: / Cats: Yes; Dogs: Yes		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,099			8	

Listing Broker(s): (1) RE/MAX LifeStyles Realty

DUPLEX STYLE TOWNHOME in Maple Ridge Estates. This 3 bedroom townhome features a gas fireplace in the living room, sliders from the kitchen & eating area to the fully fenced rear yard. Single garage plus a parking pad, so enough room for 2 vehicles. Close to schools, shopping & transit.



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Maple Ridge, West Central	MLS# V1060415	Residential Attached
# 106 22290 NORTH AV, V2X 8Z8		Active



List Price: \$139,900	Previous Price:	
	Original Price:	\$139,900
Subdiv/Complex:	Approx Yr Blt: 2009	PID: 027-920-445
Frontage:		Type: Apartment/Condo
Depth/Size:		Zoning: C-3
Lot SqFt: 0	Age at List Date: 5	Taxes: \$1,532 (2013)
Exposure:	Bedrooms: 1	If New GST/HST Incl:
Stories in Bldg:	Bathrooms: 1	Tax Incl Utils:
Flood Plain:	Full Baths: 1	Apprvl Req:
Meas. Type:	Half Baths: 0	
Fixtures Lsd:		
Fixt Removed:		
View:		

Style of Home: Ground Level Unit, Inside Unit	Total Parking:	Covered Parking: 1
Construction: Frame - Wood	Parking Access:	
Foundation: Concrete Slab	Parking Facilities: Garage; Underground	
Exterior: Mixed		
Rain Screen:	R/I Plumbing:	
Type of Roof: Torch-On	Dist to Public Trans: 1 BLK	Dist to School/Bus:
Renovations:	Units in Development: 37	Total Units in Strata:
Flooring: Wall/Wall/Mixed	Locker:	
Water Supply: City/Municipal	Possession:	
Heat/Fuel: Electric	Title to Land: Freehold Strata	
No. of Fireplaces: 1	Seller's Interest: Court Ordered Sale	
R/I Fireplaces:	Mortgage Info: \$0	
Fireplace Fuel: Electric		
Outdoor Area: Balcony(s); Patio(s) or Deck(s)	Property Disclosure: N - COURT ORDERED SALE	
Mngmt Co: FRASER PROPERTY MANAGEMENT	Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed	
Mngmt Ph: 604-466-7021		
Maint Fee: \$245.00		

Maint Charge Incl: Gardening, Garbage Pickup, Management

Legal: PL BCS3442 LT 6 DL 398 LD 36 THE STRATA LOT AS SHOWN ON FORM V.

Amenities: None

Features Incl:

Site Influences: Central Location, Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby

<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>
Main F.	Living Room	11' X 9'6						
Main F.	Kitchen	12'1 X 8'1						
Main F.	Master Bedroom	10'6 X 9'6						

Floor Area (SqFt):	Total # Rooms: 3	Bathrooms
Finished Floor Area Main: 753	Finished Levels: 2	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up: 0	Basement Area: None	2
Finished Floor Area Down: 0		3
Finished Floor Area Bsmt: 0	Bsmt Height:	4
Total Finished Floor Area: 753	Restricted Age:	5
	# Pets / Cats; Dogs:	6
Unfinished Floor Area: 0	# or % Rentals:	7
Grand Total Floor Area: 753		8

Listing Broker(s): (1) RE/MAX Results Realty (MplRdg)





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Maple Ridge, Southwest Maple Ridge **MLS# V1059920** Residential Attached
3 20630 118TH AV, V2X 0S1 **Active**

No Photo Available	List Price:	\$ 214,900	Previous Price:	
			Original Price:	\$ 214,900
	Subdiv/Complex: WESTGATE TERRACES			
	Frontage:		Approx Yr Blt:	1989
	Depth/Size:		PID:	015-393-356
			Type:	Townhouse
	Lot SqFt:	0	Age at List Date:	25
			Zoning:	RES
	Exposure:		Bedrooms:	3
			Taxes:	\$2,650 (2013)
	Stories in Bldg:		Bathrooms:	2
			If New GST/HST Incl:	
	Flood Plain:		Full Baths:	1
Meas. Type:		Half Baths:	1	
Fixtures Lsd:		Apprvl Reqd:	No	
Fixt Removed:				
View:	N			

Style of Home:	2 Storey	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Slab	Parking Facilities:	Garage; Single		
Exterior:	Mixed				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt, Fibreglass	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development: 33		Total Units in Strata: 33	
Flooring:	Mixed	Locker:			
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Electric	Title to Land:	Freehold Strata		
No. of Fireplaces: 0	R/I Fireplaces:	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:		Mortgage Info:	\$0		
Outdoor Area:	Patio(s)				
Mngmt Co:	FRASER PROPERTY MANAGEMENT	Property Disclosure:	N - COURT ORDERED SALE AS IS		
Mngmt Ph:	604-466-7021	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
	Maint Fee: \$140.00				

Maint Charge Incl:	Gardening, Management
Legal:	SL 3 DL 278 GR 1 NWD PL NW 3136
Amenities:	In Suite Laundry
Features Incl:	
Site Influences:	Central Location, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13' X 13'						
Main F.	Dining	9' X 8'						
Main F.	Kitchen	10' X 7'						
Main F.	Eating Area	8' X 7'						
Main F.	Laundry	5' X 5'						
Above	Master Bedroom	13' X 13'						
Above	Bedroom	12' X 10'						
Above	Bedroom	10' X 9'						

Floor Area (SqFt):		Total # Rooms:	8	Bathrooms	
Finished Floor Area Main:	614	Finished Levels:	2	1	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	628	Basement Area:	None	2	4 Piece; Ensuite: N; Level: Above
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,242	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,242			8	

Listing Broker(s): (1) RE/MAX Performance Realty

Welcome to your new home! This is great value here is this family townhome complex, close to shopping, schools and West Coast Express. Rear patio backs onto quiet seniors complex. Needs a little updating. This home will not last, make your call today!



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Maple Ridge, Southwest Maple Ridge Residential Attached
8 20554 118TH AV, V2X 0S3 **Active**
MLS# V1059234



List Price:	\$174,900	Previous Price:	
		Original Price:	\$174,900
Subdiv/Complex: COLONIAL WEST			
Frontage:		Approx Yr Blt:	1991
Depth/Size:		PID:	015-645-991
Lot SqFt:	0	Type:	Townhouse
Exposure:		Age at List Date:	23
Stories in Bldg:		Zoning:	MF
Flood Plain:	No	Bedrooms:	2
Meas. Type:		Bathrooms:	2
Fixtures Lsd:	N	Full Baths:	2
Fixt Removed:	N	Half Baths:	0
View:	N	Taxes:	\$2,274 (2013)
		If New GST/HST Incl:	
		Tax Incl Utils:	No
		Apprvl Req:	

Style of Home:	1 Storey	Total Parking:		Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Carport; Single		
Exterior:	Vinyl				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:	1/2 BLK	Dist to School/Bus:	WALKING
Renovations:		Units in Development:		Total Units in Strata:	84
Flooring:	Mixed	Locker:			
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	0	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:		Mortgage Info:	\$0		
Outdoor Area:	Patio(s) & Deck(s)				
Mngmt Co:		Property Disclosure:	N - COURT ORDERED SALE		
Mngmt Ph:		Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Not Allowed		
		Maint Fee:	\$148.00		

Maint Charge Incl: Gardening, Management, Recreation Facility

Legal: PL NWS3141 LT 8 LD 36 THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON

Amenities: Club House, In Suite Laundry, Wheelchair Access

Features Incl:

Site Influences: Adult Oriented, Central Location, Recreation Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15' X 15'						
Main F.	Dining	8' X 7'						
Main F.	Kitchen	9' X 8'						
Main F.	Storage	6' X 6'						
Main F.	Master Bedroom	12' X 12'						
Main F.	Bedroom	10' X 10'						

Floor Area (SqFt):		Total # Rooms:	6	Bathrooms	
Finished Floor Area Main:	1,020	Finished Levels:	1	1	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,020	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,020			8	

Listing Broker(s): (1) Macdonald Realty Ltd.(MplRd)

Bright & spacious 2 bedroom, 2 bath upper unit in popular Colonial West complex. Quiet & friendly community centrally located to transit, shipping & more. Features include covered parking right out front, lots of guest parking available, RV parking, club house for entertaining with pool table, full kitchen & a working workshop below. The rooms are spacious, the living room will accommodate all of your furniture there is a formal dining area and a galley style kitchen. Huge master bdrm with full ensuite and second bedroom has access to the patio. In-suite storage and separate laundry area as well...this unit requires some updating and cleaning but is priced very sharp. Easy to show!



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Maple Ridge, West Central
25 22206 124TH AV, V2X 8X1

MLS# V1058605

Residential Attached
Active



List Price:	\$398,900	Previous Price:	
		Original Price:	\$398,900
Subdiv/Complex:			
Frontage:		Approx Yr Blt:	2008
Depth/Size:		PID:	027-619-311
Lot SqFt:	0	Type:	Townhouse
Exposure:		Zoning:	RM2
Stories in Bldg:		Taxes:	\$3,236 (2013)
Flood Plain:	No	If New GST/HST Incl:	
Meas. Type:	Feet	Tax Incl Utils:	No
Fixtures Lsd:	N	Apprvl Req:	
Fixt Removed:	N		
View:	Y - GOLDEN EARS MOUNTAINS		

Style of Home:	2 Storey w/Bsmt., End Unit	Total Parking:	2	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double		
Exterior:	Mixed				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:	1	Dist to School/Bus:	1
Renovations:		Units in Development:	29	Total Units in Strata:	29
Flooring:	Hardwood, Mixed	Locker:	No		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Heat Pump, Hot Water, Natural Gas	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Registered Owner, Court Ordered Sale		
Fireplace Fuel:	Electric	Mortgage Info:	\$0		
Outdoor Area:	Fenced Yard				
Mngmt Co:	FRASER PROPERTIES	Property Disclosure:	N - OWNER NEVER LIVED IN		
Mngmt Ph:	604-466-7201	Bylaw Restrictions:	Pets Allowed, Rentals Allowed w/Restrictions		
Maint Fee:	\$223.00				

Maint Charge Incl: Gardening, Garbage Pickup, Management, Snow removal

Legal: PL BCS3060 LT 25 DL 399 LD 36 THE STRATA LOT AS SHOWN ON FORM V.
Amenities: Garden, In Suite Laundry
Features Incl:

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	20' X 15'						
Main F.	Dining	16' X 13'6						
Main F.	Kitchen	11' X 10'6						
Main F.	Family Room	12' X 14'						
Above	Master Bedroom	15' X 14'						
Above	Bedroom	12' X 13'						
Above	Bedroom	10' X 11'6						
Below	Recreation Room	20' X 11'						
Below	Laundry	8'6 X 7'6						

Floor Area (SqFt):		Total # Rooms:	9	Bathrooms	
Finished Floor Area Main:	790	Finished Levels:	3	1	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	708	Basement Area:	Fully Finished	2	4 Piece; Ensuite: Y; Level: Above
Finished Floor Area Down:	411			3	5 Piece; Ensuite: N; Level: Above
Finished Floor Area Bsmt:	0	Bsmt Height:		4	3 Piece; Ensuite: N; Level: Below
Total Finished Floor Area:	1,909	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,909			8	

Listing Broker(s): (1) Lighthouse Realty Ltd., (2) Lighthouse Realty Ltd.

Copperstone Ridge! Built Green & a Gold energy Star project. This home truly is built above the standard. The heat pump, energy star windows, continuous hot water system & 2x6 construction will save you from high energy costs! Come see what everyone is raving about! The quality is sure to impress. Everything has been well thought out from the hardwood throughout the main, to heated tile floors in the upper baths. Granite adorns all the countertops, gas line for BBQ, large covered decks up & paving stone decks below, your own fenced off private yard, generous room sizes. Gorgeous slate fireplace & large energy star windows make the homes bright. Pets ok. Got a home to trade? No problem. Trades are welcome.



Presented by:
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Maple Ridge, Southwest Maple Ridge **MLS# V1057711** Residential Attached
21224 DEWDNEY TRUNK RD, V2X 3E9 **Active**



List Price:	\$229,900	Previous Price:	
		Original Price:	\$229,900
Subdiv/Complex:			
Frontage:	0.00	Approx Yr Blt:	1981
Depth/Size:		PID:	001-870-963
Lot SqFt:	5,929	Type:	1/2 Duplex
Exposure:		Age at List Date:	33
Stories in Bldg:		Zoning:	DUPLEX
Flood Plain:	No	Bedrooms:	3
Meas. Type:	Feet	Bathrooms:	3
Fixtures Lsd:		Full Baths:	2
Fixt Removed:		Half Baths:	1
View:	N	Taxes:	\$2,859 (2013)
		If New GST/HST Incl:	
		Tax Incl Utils:	Yes
		Apprvl Req'd:	

Style of Home:	2 Storey	Total Parking:	2	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Slab	Parking Facilities:	Garage; Single		
Exterior:	Wood				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Wood	Dist to Public Trans:	1/2 BLK	Dist to School/Bus:	1 BLK
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:	Wall/Wall/Mixed	Locker:			
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Forced Air	Title to Land:	Freehold NonStrata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Wood	Mortgage Info:	\$0		
Outdoor Area:	Patio(s)				
Mngmt Co:		Property Disclosure:	N - COURT FORECLOSURE		
Mngmt Ph:		Bylaw Restrictions:			
		Maint Fee:			

Maint Charge Incl:

Legal: PL NWS1659 LT 2 DL 249 LD 36 THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS

Amenities:

Features Incl:

Site Influences: Central Location, Private Yard, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	18'2 X 12'						
Main F.	Dining	10'10 X 13'8						
Main F.	Kitchen	8'6 X 10'10						
Main F.	Family Room	14'3 X 12'						
Main F.	Laundry	7'3 X 6'4						
Main F.	Den	9'9 X 7'7						
Above	Master Bedroom	17'6 X 10'						
Above	Bedroom	14'8 X 10'11						
Above	Bedroom	11' X 10'2						

Floor Area (SqFt):		Total # Rooms:	9	Bathrooms	
Finished Floor Area Main:	797	Finished Levels:	2	1	4 Piece; Ensuite: Y; Level: Above
Finished Floor Area Up:	904	Basement Area:	None	2	4 Piece; Ensuite: N; Level: Above
Finished Floor Area Down:	0			3	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,701	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,701			8	

Listing Broker(s): (1) Sutton-Premier Realty

HANDYMAN SPECIAL. This 1/2 duplex has a gigantic backyard. This home has enormous potential. It consists of 3 bdrm, 2.5 bath, over 1700sqft of living space on a 5900 sqft lot. With a little TLC, this could be the perfect family home. Centrally located w/ fully fenced back yard. Priced well under assessment for a quick sale.