



Presented by:  
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**Active**  
**R2475932**

Board: V  
Duplex

**11669-11689 RIVER WYND**

Maple Ridge  
Southwest Maple Ridge  
V2X 7G9

Multifamily  
**\$998,500** (LP)  
(SP)



Sold Date:	Frontage (feet):	<b>124.00</b>	Original Price: <b>\$1,012,000</b>
Meas. Type: <b>Feet</b>	# of Rooms:	<b>16</b>	Frontage (metres): <b>37.80</b>
Depth / Size (ft.):	Bedrooms:	<b>6</b>	Approx. Year Built: <b>1973</b>
Lot Area (sq.ft.): <b>10,916.00</b>	Beds in Bsmt:	<b>0</b>	Age: <b>47</b>
Flood Plain:	Beds not in Bsmt:	<b>6</b>	Zoning: <b>RS-1</b>
Rear Yard Exp: <b>West</b>	Bathrooms:	<b>2</b>	Gross Taxes: <b>\$5,444.73</b>
Council Apprv?:	Full Baths:	<b>1</b>	For Tax Year: <b>2020</b>
If new, GST/HST inc?:	Half Baths:	<b>1</b>	Tax Inc. Utilities?: <b>No</b>
	P.I.D.: <b>000-878-235</b>		Tour:

View: **No** :  
Complex / Subdiv:  
Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Water**  
Sewer Type: **City/Municipal**

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Stucco**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel: **None**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Fenced Yard**  
Type of Roof: **Asphalt**

Reno. Year:  
R.I. Plumbing:  
R.I. Fireplaces:

Metered

Total Parking: **8** Covered Parking: **4** Parking Access: **Front**  
Parking: **Garage; Double**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Dist. to School Bus:  
Property Disc.: **Yes**  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Hardwood, Tile, Vinyl/Linoleum**  
Sprinklers?: **No** Smoke Detectors?: **N**  
Bylaw Infractions?: **N**

Legal: **PL NWP40734 LT 110 DL 249 LD 36 GR 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features: **Clothes Washer/Dryer, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	13'6 x 7'4	Main	Dining Room	10'3 x 8'			x
Main	Living Room	17' x 13'6	Main	Laundry	6'4 x 5'3			x
Main	Dining Room	10'3 x 8'	Above	Master Bedroom	13'6 x 10'3			x
Main	Laundry	6'4 x 5'3	Above	Bedroom	10' x 9'			x
Above	Master Bedroom	13'6 x 10'3	Above	Bedroom	11' x 10'			x
Above	Bedroom	10' x 9'	Above	Den	6'8 x 6'4			x
Above	Bedroom	11' x 10'			x			x
Above	Den	6'8 x 6'4			x			x
Main	Kitchen	13'6 x 7'4			x			x
Main	Living Room	17' x 13'6			x			x

Finished Floor (Main): **1,260**  
Finished Floor (Above): **1,333**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **2,593 sq. ft.**

Unfinished Floor: **0**  
Grand Total: **2,593 sq. ft.**

Bachelor Units: Income as at:  
1 Bed Units:  
2 Bed Units: Income/annum:  
3 Bed Units: Less Op. Exp:  
Other Units: Net Op. Income:  
Suite:  
Crawl/Bsmt. Height:  
Basement: **Crawl**

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

Outbuildings  
Barn:  
Workshop/Shed:  
Pool:  
Garage Sz:  
Grg Dr Ht:

Listing Broker(s): **One Percent Realty Ltd.**

**FULL DUPLEX ON A LARGE CORNER LOT! GREAT INVESTMENT & INCOME PROPERTY.** Situated in a nice quiet family neighbourhood. Each side has 3 bedrooms & a den upstairs & 4 pc bathroom. Spacious living area on the main floor & a 2 pc bathroom & laundry. Both have a nice size fenced back yard. One side is currently tenanted. Both have a double garage with storage. Vinyl windows. One side has engineered hardwood flooring. Close to shopping, schools, hospital and transit. City has indicated it might be possible to rezone to potentially build a duplex, triplex, or fourplex or to potential to subdivide into two lots. Buyer to verify with the City. **PROPERTY AVAILABLE.**