



Presented by:  
**Luis Ayala PREC\***

Metro Edge Realty  
Phone: 604-551-4418  
www.luisayala.ca  
luisayala@shaw.ca



**Active**  
**R2217696**

Board: V  
Apartment/Condo

**306 22318 LOUGHEED HIGHWAY**

Maple Ridge  
West Central  
V2X 2T4

Residential Attached

**\$199,900** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$199,900</b>
Meas. Type:	Frontage (metres):	Approx. Year Built: <b>2013</b>
Depth / Size (ft.):	Bedrooms: <b>1</b>	Age: <b>4</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>1</b>	Zoning: <b>CN</b>
Flood Plain:	Full Baths: <b>1</b>	Gross Taxes: <b>\$1,239.78</b>
Council Apprv?:	Half Baths: <b>0</b>	For Tax Year: <b>2017</b>
Exposure:	Maint. Fee: <b>\$175.59</b>	Tax Inc. Utilities?:
If new, GST/HST inc?:		P.I.D.: <b>029-127-505</b>
Mgmt. Co's Name: <b>FRASER MANAGEMENT</b>		Tour:
Mgmt. Co's Phone: <b>604-466-7021</b>		
View: :		
Complex / Subdiv:		
Services Connected: <b>Electricity, Sanitary Sewer, Storm Sewer, Water</b>		

Style of Home: **1 Storey**  
Construction: **Frame - Wood**  
Exterior: **Other**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel:  
Fuel/Heating: **Electric**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Torch-On**

Reno. Year:  
R.I. Plumbing:  
R.I. Fireplaces:  
# of Fireplaces: **0**

Total Parking: Covered Parking: Parking Access:  
Parking: **None**  
Locker:  
Dist. to Public Transit:  
Units in Development:  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: :  
Fixtures Rmvd: :  
Floor Finish:

Maint Fee Inc: **Management**  
Legal: **PL EPS1148 LT 15 DL 398 LD 36**

Amenities: **In Suite Laundry**

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Bedroom	10' x 7'5			x			x
Main	Kitchen	9'2 x 7'10			x			x
Main	Living Room	13'5 x 11'5			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>520</b>	# of Rooms:	<b>3</b>	# of Kitchens:	<b>1</b>	# of Levels:	<b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:						1	Main	<b>3</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:						2				Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:		Cats:		Dogs:		3				Pool:
Finished Floor (Total):	<b>520 sq. ft.</b>	# or % of Rentals Allowed:						4				Garage Sz:
		Bylaw Restrict:	<b>Pets Allowed w/Rest., Rentals Allowed</b>					5				Door Height:
Unfinished Floor:	<b>0</b>	Basement:	<b>None</b>					6				
Grand Total:	<b>520 sq. ft.</b>							7				
								8				

Listing Broker(s): **Park Georgia Realty Ltd.**

**Court order sale small one bedroom, with quality finishing. Located in downtown Maple Ridge, minutes to Westcoast express and Golden Ears Park. All time for showings tenant occupied.**