



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

Metro Edge Realty  
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**Active**  
**R2383958**

Board: V  
Apartment/Condo

**303 12025 207A STREET**

Maple Ridge  
Northwest Maple Ridge  
V2X 0R3

Residential Attached

**\$285,000** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$299,000</b>
Meas. Type:	Frontage (metres):	Approx. Year Built: <b>1992</b>
Depth / Size (ft.):	Bedrooms: <b>1</b>	Age: <b>27</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>1</b>	Zoning: <b>STRATA</b>
Flood Plain: <b>No</b>	Full Baths: <b>1</b>	Gross Taxes: <b>\$2,046.69</b>
Council Apprv?: <b>No</b>	Half Baths: <b>0</b>	For Tax Year: <b>2018</b>
Exposure:	Maint. Fee: <b>\$0.00</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>017-881-391</b>
Mgmt. Co's Name: <b>Pacific Quorum</b>		Tour:
Mgmt. Co's Phone: <b>604-635-0260</b>		
View: <b>No :</b>		
Complex / Subdiv: <b>THE ATRIUM</b>		
Services Connected: <b>Electricity, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>Community</b>		

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

Reno. Year:  
R.I. Plumbing:  
  
Metered Water:  
R.I. Fireplaces:  
# of Fireplaces: **1**

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**  
Parking: **Garage; Underground**  
Locker: **Y**  
Dist. to Public Transit: **NEARBY**  
Units in Development: **44**  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Mixed**

Maint Fee Inc: **Caretaker, Garbage Pickup, Management**  
Legal: **STRATA LOT 25, PLAN LMS431, DISTRICT LOT 241, 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 1 OR V, AS**

Amenities: **Elevator, In Suite Laundry, Storage**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'0 x 12'0			x			x
Main	Dining Room	12'0 x 10'0			x			x
Main	Kitchen	11'0 x 10'0			x			x
Main	Master Bedroom	12'0 x 12'0			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>744</b>	# of Rooms: <b>4</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>4</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: <b>Yes</b>	Dogs: <b>Yes</b>	3				Pool:
Finished Floor (Total):	<b>744 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaws: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>			5				Grg Dr Ht:
Grand Total:	<b>744 sq. ft.</b>	Basement: <b>None</b>			6				
					7				
					8				

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

**Large 1 bedroom unit in "The Atrium", a centrally located, rental and pet friendly complex within walking distance to schools, shopping, and transportation! Great layout features spacious living room w/gas f/p, and dining area open to the kitchen. Large mbdm w/walk-through clst and semi-ensuite. Features sundeck overlooking greenbelt. Open atrium hallways to court yard. Pet friendly, rentals allowed. Suite also comes with secured underground parking and storage locker. Great walk score and located near transit, shopping, restaurants, parks, schools + Golden Ears Bridge.**



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**Active**  
**R2393071**

Board: V  
Townhouse

**16 20630 118 AVENUE**

Maple Ridge  
Southwest Maple Ridge  
V2X 0S1

Residential Attached

**\$425,000** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$425,000</b>
Meas. Type: <b>Feet</b>	Frontage (metres):	Approx. Year Built: <b>1990</b>
Depth / Size (ft.):	Bedrooms: <b>3</b>	Age: <b>29</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>2</b>	Zoning: <b>STRATA</b>
Flood Plain:	Full Baths: <b>1</b>	Gross Taxes: <b>\$3,154.26</b>
Council Apprv?:	Half Baths: <b>1</b>	For Tax Year: <b>2019</b>
Exposure:	Maint. Fee: <b>\$261.28</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>015-393-577</b>
Mgmt. Co's Name: <b>FRASER PROPERTY</b>		Tour:
Mgmt. Co's Phone:		
View: <b>No :</b>		
Complex / Subdiv:		
Services Connected: <b>Electricity, Sanitary Sewer</b>		
Sewer Type: <b>City/Municipal</b>		

Style of Home: <b>2 Storey</b>	Total Parking: <b>1</b>	Covered Parking: <b>1</b>	Parking Access: <b>Front</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Single</b>		
Exterior: <b>Mixed, Vinyl</b>			Locker:
Foundation: <b>Concrete Slab</b>	Dist. to Public Transit: <b>1 BLOCK</b>		Dist. to School Bus: <b>1 KM</b>
Rain Screen: <b>No</b>	Units in Development:		Total Units in Strata:
Renovations: <b>Partly</b>	Title to Land: <b>Freehold Strata</b>		
Water Supply: <b>City/Municipal</b>	Property Disc.: <b>No</b>		
Fireplace Fuel: <b>None</b>	Fixtures Leased: <b>:</b>		
Fuel/Heating: <b>Electric</b>	Fixtures Rmvd: <b>Yes: SOLD AS IS CONDITION</b>		
Outdoor Area: <b>Fenced Yard</b>	Floor Finish: <b>Mixed</b>		
Type of Roof: <b>Asphalt</b>			

Maint Fee Inc: **Gardening, Management**  
Legal: **STRATA LOT 16, PLAN NWS3136, DISTRICT LOT 278, 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 1 OR V, AS**  
Amenities: **In Suite Laundry**

Site Influences: **Central Location**  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'6 x 18'3			x			x
Main	Dining Room	8'0 x 9'7			x			x
Main	Living Room	13'5 x 15'0			x			x
Above	Master Bedroom	13'5 x 15'0			x			x
Above	Bedroom	9'0 x 0'			x			x
Above	Bedroom	9'7 x 12'2			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>592</b>	# of Rooms: <b>6</b>	# of Kitchens: <b>1</b>	# of Levels: <b>2</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>642</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	<b>Above</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): <b>1,234 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz: <b>9'7 X 18'8</b>
	Bylaws: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>			5				Grg Dr Ht:
Unfinished Floor: <b>0</b>	Basement: <b>None</b>			6				
Grand Total: <b>1,234 sq. ft.</b>				7				
				8				

Listing Broker(s): **RE/MAX All Points Realty**

**COURT ORDERED SALE!!!** Updated three bedroom unit located centrally in West Maple Ridge close to shopping, schools, Westcoast Express and Golden Ears Bridge. Main floor features kitchen with eating area, two piece powder room, large living room and dining room with sliding doors leading to fully fenced backyard. Upstairs there are three larger bedrooms and a four piece bathroom. Master bedroom with walk in closet and cheater to the bathroom. The laundry is also located on the upper floor for convenience. Single car garage. Complex features newer roof and updated windows. **STILL AVAILABLE**