



Presented by:
Nikki Cvitanovic

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Active
R2014384

Board: V
Apartment/Condo

306 11671 FRASER STREET

Maple Ridge
East Central
V2X 6C4

Residential Attached

\$74,900 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$74,900
Meas. Type:	Frontage (metres):	Approx. Year Built: 1996
Depth / Size (ft.):	Bedrooms: 1	Age: 20
Lot Area (sq.ft.): 0.00	Bathrooms: 1	Zoning: APT
Flood Plain:	Full Baths: 1	Gross Taxes: \$1,515.04
Approval Req?:	Half Baths: 0	For Tax Year: 2015
Exposure:	Maint. Fee: \$256.00	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 018-032-648
Mgmt. Co's Name: BAYWEST MANAGEMENT		
Mgmt. Co's Phone: 604-591-6060		
View: No		
Complex / Subdiv:		
Services Connected: Electricity, Sanitary Sewer, Storm Sewer, Water		

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

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**
Parking: **Garage; Underground**
Locker: **N**
Dist. to Public Transit: **1**
Units in Development: **39**
Title to Land: **Freehold Strata**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **:**
Floor Finish: **Mixed**
Dist. to School Bus: **CLOSE**
Total Units in Strata: **39**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Management**
Legal: **PL LMS683 LT 19 DL 398 LD 36**

Amenities: **Elevator, Shared Laundry**

Site Influences: **Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby**
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 13'			x			x
Main	Dining Room	9' x 8'			x			x
Main	Kitchen	9' x 8'			x			x
Main	Master Bedroom	11' x 10'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 646	# of Rooms: 4	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats: Y	Dogs: Y	3				Pool:
Finished Floor (Total): 646 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: Pets Allowed w/Rest., Rentals			5				Door Height:
Unfinished Floor: 0	Allwd w/Restrctns			6				
Grand Total: 646 sq. ft.	Basement: None			7				
				8				

Listing Broker(s): **Sutton Grp-West Coast Realty**

One of the best Priced Bedroom Apartments in Maple Ridge. View this 635 sqft. one bedroom apartment, that needs some fixing up. Walk to Downtown Maple Ridge, shopping and restaurants. Plus close to the West Coast Express.



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Active
R2013087

Board: V
Townhouse

22 21555 DEWDNEY TRUNK ROAD

Maple Ridge
West Central
V2X 3G5

Residential Attached

\$99,990 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$129,900
Meas. Type:	Frontage (metres):	Approx. Year Built: 1971
Depth / Size (ft.):	Bedrooms: 2	Age: 45
Lot Area (sq.ft.): 0.00	Bathrooms: 2	Zoning: RM-1
Flood Plain:	Full Baths: 1	Gross Taxes: \$1,714.76
Approval Req?:	Half Baths: 1	For Tax Year: 2015
Exposure:	Maint. Fee: \$242.84	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 000-996-386
Mgmt. Co's Name: RICHMOND COURT		
Mgmt. Co's Phone: 604-259-8834		
View: No :		
Complex / Subdiv:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel:
Fuel/Heating: **Forced Air**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

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

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Open, Visitor Parking**
Locker: **N**
Dist. to Public Transit:
Units in Development: **48**
Title to Land: **Freehold Strata**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **:**
Floor Finish: **Mixed**

Maint Fee Inc: **Garbage Pickup, Management**
Legal: **PL NWS23 LT 22 DL 245 LD 36**

Amenities: **In Suite Laundry**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 12'			x			x
Main	Dining Room	9' x 7'			x			x
Main	Kitchen	9' x 8'			x			x
Above	Master Bedroom	15' x 11'8			x			x
Above	Bedroom	15' x 10'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 504	# of Rooms: 5	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 521	Crawl/Bsmt. Height:			1	Above	4	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Main	2	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats: Y	Dogs: Y	3				Pool:
Finished Floor (Total): 1,025 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: Pets Allowed w/Rest., Rentals			5				Door Height:
Unfinished Floor: 0	Allwd w/Restrctns			6				
Grand Total: 1,025 sq. ft.	Basement: None			7				
				8				

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

Why rent when you can own? This entry level town home is listed at a fabulous price! The unit has 2 bedrooms and 2 bathrooms, is 1,025 square feet and features a large living room. Perfect for first time home buyers or investors. Outside is a large fenced patio. This unit does need some TLC. Close to all the amenities you could possibly need! Additionally, there is a new playground in the complex and lots of grassy area for children to play. Call today for a showing!



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Active
R2023590

Board: V
Apartment/Condo

209 11595 FRASER STREET

Maple Ridge
East Central
V2X 0X7

Residential Attached

\$128,000 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$128,000
Meas. Type:	Frontage (metres):	Approx. Year Built: 1991
Depth / Size (ft.):	Bedrooms: 2	Age: 25
Lot Area (sq.ft.): 0.00	Bathrooms: 1	Zoning: RM3
Flood Plain: No	Full Baths: 1	Gross Taxes: \$1,882.69
Approval Req?:	Half Baths: 0	For Tax Year: 2015
Exposure:	Maint. Fee: \$187.11	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 016-854-811
Mgmt. Co's Name: ASCENT PROP MGMT		
Mgmt. Co's Phone: 604-431-1800		
View: No :		
Complex / Subdiv: BRICKWOOD PLACE		
Services Connected: Electricity, Sanitary Sewer, Water		

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

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Underground**
Locker: **N**
Dist. to Public Transit:
Units in Development: **55**
Title to Land: **Freehold Strata**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **:**
Floor Finish:

Maint Fee Inc: **Other**
Legal: **PL NWS3379 LT 23 DL 398 LD 36**

Amenities: **In Suite Laundry**

Site Influences: **Recreation Nearby, Shopping Nearby**
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 11'6"			x			x
Main	Kitchen	10' x 9'			x			x
Main	Dining Room	10' x 9'6"			x			x
Main	Master Bedroom	11'8" x 14'			x			x
Main	Bedroom	8' x 10'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 727	# of Rooms: 5	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 727 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: Pets Allowed w/Rest., Rentals Not Allowed			5				Door Height:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 727 sq. ft.				7				
				8				

Listing Broker(s): **Sutton Grp-West Coast Realty**

Brickwood Place' 2 bedroom with sundeck. Open Kitchen, sliding door to deck, under Ground Parking, close to park, Fraser Rive, West Coast Express & shopping. Laminate floor. Pet welcome.



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Active
R2021681

Board: V
Apartment/Condo

103 22150 DEWDNEY TRUNK ROAD

Maple Ridge
West Central
V2X 3H6

Residential Attached

\$160,000 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$160,000
Meas. Type:	Frontage (metres):	Approx. Year Built: 2007
Depth / Size (ft.):	Bedrooms: 1	Age: 9
Lot Area (sq.ft.): 0.00	Bathrooms: 1	Zoning: RM4
Flood Plain: No	Full Baths: 1	Gross Taxes: \$1,702.17
Approval Req?: No	Half Baths: 0	For Tax Year: 2015
Exposure: North	Maint. Fee: \$184.28	Tax Inc. Utilities?: Yes
If new, GST/HST inc?:		P.I.D.: 027-099-873
Mgmt. Co's Name: FRASER MANAGEMENT		
Mgmt. Co's Phone: 604-466-7021		
View: No :		
Complex / Subdiv: FALCON MANOR		
Services Connected: Electricity		

Style of Home: **Ground Level Unit, Inside Unit**
Construction: **Frame - Wood**
Exterior: **Stone, Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen: **Full**
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Electric**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing: **No**
R.I. Fireplaces:
of Fireplaces: **1**

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Underground**
Locker: **Y**
Dist. to Public Transit: **1 BLK**
Units in Development: **58**
Title to Land: **Freehold Strata**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
Fixtures Leased: **Yes: COURT SALE. AS-IS, WHERE-IS**
Fixtures Rmvd: **Yes: COURT SALE. AS-IS, WHERE-IS**
Floor Finish: **Laminate, Tile**
Dist. to School Bus:
Total Units in Strata: **58**

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Snow removal**
Legal: **PL BCS2391 LT 3 DL 397 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 V**
Amenities: **In Suite Laundry, Storage**

Site Influences: **Central Location, Paved Road, Recreation Nearby, Shopping Nearby**
Features: **Windows - Thermo**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'4 x 10'10			x			x
Main	Foyer	4'9 x 4'9			x			x
Main	Dining Room	6'6 x 9'5			x			x
Main	Living Room	12' x 20'			x			x
Main	Laundry	3' x 6'			x			x
Main	Master Bedroom	11'4 x 12'9			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	786	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 1	Cats: Y	Dogs: Y	3				Pool:
Finished Floor (Total):	786 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaw Restrict: Pets Allowed w/Rest.			5				Door Height:
Unfinished Floor:	0				6				
Grand Total:	786 sq. ft.	Basement: None			7				
					8				

Listing Broker(s): **Landmark Realty Corp.**

FALCON MANOR ground floor, 1 bedroom, 1 bathroom unit. In excellent condition, with island, granite counters, laminate flooring, electric living room fireplace, and French doors to the Dewdney Trunk-facing ground floor patio. 1 cat or 1 reasonably-sized dog allowed. Strata fee around \$185 a month. 3 rentals allowed in the building, currently full.



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Active
R2020537

Board: V
Apartment/Condo

401 11609 227 STREET

Maple Ridge
East Central
V2X 2L9

Residential Attached

\$177,000 (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$184,900**
Meas. Type: Frontage (metres): Approx. Year Built: **1996**
Depth / Size (ft.): Bedrooms: **1** Age: **20**
Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **RM-2**
Flood Plain: **No** Full Baths: **1** Gross Taxes: **\$1,568.79**
Approval Req?: Half Baths: **0** For Tax Year: **2015**
Exposure: **Southeast** Maint. Fee: **\$227.44** Tax Inc. Utilities?: **Yes**
If new, GST/HST inc?: P.I.D.: **023-379-634**
Mgmt. Co's Name: **PROFILE PROPERTIES**
Mgmt. Co's Phone: **604-464-7548**
View: **Yes: FRASER RIVER**
Complex / Subdiv: **EMERALD MANOR**
Services Connected: **Electricity, Natural Gas, Storm Sewer, Water**

Style of Home: 1 Storey	Total Parking: 1	Covered Parking: 1	Parking Access: Side
Construction: Concrete, Frame - Metal	Parking: Garage; Underground		Locker: Y
Exterior: Stucco			Dist. to School Bus:
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit:	Total Units in Strata:
Rain Screen:	R.I. Plumbing:	Units in Development:	
Renovations:	R.I. Fireplaces:	Title to Land: Freehold Strata	
Water Supply: City/Municipal	# of Fireplaces: 1	Seller's Interest: Court Ordered Sale	
Fireplace Fuel: Gas - Natural		Property Disc.: No	
Fuel/Heating: Baseboard, Electric, Natural Gas		Fixtures Leased: No	
Outdoor Area: Balcony(s)		Fixtures Rmvd: No	
Type of Roof: Metal, Torch-On		Floor Finish: Mixed	

Maint Fee Inc: **Other**
Legal: **SL 36 DL 401 GRP 1 NWD SP LMS2344**

Amenities: **Elevator**

Site Influences: **Adult Oriented, Central Location, Shopping Nearby**
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	12'2 x 11'7			x			x
Main	Kitchen	9'6 x 10'9			x			x
Main	Dining Room	10'4 x 14'8			x			x
Main	Living Room	13'10 x 15'8			x			x
Main	Laundry	5' x 5'8			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 1,030	# of Rooms: 5	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): 0	Restricted Age: 55+			2				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats: Y	Dogs: Y	3				Pool:
Finished Floor (Total): 1,030 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: Pets Allowed w/Rest.			5				Door Height:
Unfinished Floor: 0				6				
Grand Total: 1,030 sq. ft.	Basement: None			7				
				8				

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

Large Emerald Manor Unit! Adult oriented community and well constructed steel+concrete building just minutes walk to town. Large windows let in lots of natural light, South facing w/Fraser River in sight! G/F place in unit. Large closets and tons of Storage space. Also separate tub and shower. Don't miss this one!



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Active
R2026909

Board: V
Apartment/Condo

228 19673 MEADOW GARDENS WAY

Pitt Meadows
North Meadows PI
V3Y 0A1

Residential Attached

\$336,900 (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$336,900**
Meas. Type: Frontage (metres): Approx. Year Built: **2007**
Depth / Size (ft.): Bedrooms: **2** Age: **9**
Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **MULTI**
Flood Plain: Full Baths: **2** Gross Taxes: **\$2,452.00**
Approval Req?: **No** Half Baths: **0** For Tax Year: **2015**
Exposure: **North** Maint. Fee: **\$330.00** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **027-118-274**
Mgmt. Co's Name: **ASSOCIA BC**
Mgmt. Co's Phone: **604-591-6060**
View: **Yes: GOLF COURSE/POND/MTNS**
Complex / Subdiv: **THE FAIRVIEW**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

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

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:
of Fireplaces: **1**

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Locker: **Y**
Dist. to Public Transit: **1 BLK**
Units in Development:
Title to Land: **Freehold Strata**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Wall/Wall/Mixed**
Dist. to School Bus: **4 BLKS**
Total Units in Strata:

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Recreation Facility**
Legal: **PL BCS2427 LT 47 DL 224 LD 36**

Amenities: **Club House, Elevator, Exercise Centre, Guest Suite, In Suite Laundry, Storage**

Site Influences: **Central Location, Cul-de-Sac, Golf Course Nearby, Private Setting, Shopping Nearby, Treed**
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	10' x 9'			x			x
Main	Living Room	13' x 12'			x			x
Main	Kitchen	13' x 10'			x			x
Main	Master Bedroom	14' x 10'			x			x
Main	Bedroom	12' x 9'			x			x
Main	Den	8' x 7'			x			x
Main	Storage	7' x 4'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,158	# of Rooms: 7	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	6	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats: Y	Dogs: Y	3				Pool:
Finished Floor (Total):	1,158 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest., Rentals			5				Door Height:
Grand Total:	1,158 sq. ft.	Allwd w/Restrctns			6				
		Basement: None			7				
					8				

Listing Broker(s): **RE/MAX Sabre Realty Group**

UNOBSTRUCTED VIEWS OF THE GOLF COURSE AND POND PLUS SPECTACULAR MOUNTAIN VIEWS. This 2 bed, 2 bath and a Den unit is definitely a place to call home! Extremely quiet location, open concept with lots and lots of Maple Cabinets, granite countertops and a 7' x 3' Center island/eating bar. S/S appliances, sizable living and dining rooms, master retreat features his and her closets, soaker tub, dual sinks and a walk-in shower. A lovely 12' x 7' covered deck, perfect for morning coffees, insuite storage/office. OPEN SAT , JAN 23, 1-3