



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: <b>\$74,900</b>
Meas. Type:	Frontage (metres):	Approx. Year Built: <b>1996</b>
Depth / Size (ft.):	Bedrooms: <b>1</b>	Age: <b>19</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>1</b>	Zoning: <b>APT</b>
Flood Plain:	Full Baths: <b>1</b>	Gross Taxes: <b>\$1,515.04</b>
Approval Req?:	Half Baths: <b>0</b>	For Tax Year: <b>2015</b>
Exposure:	Maint. Fee: <b>\$256.00</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>018-032-648</b>
Mgmt. Co's Name: <b>BAYWEST MANAGEMENT</b>		
Mgmt. Co's Phone: <b>604-591-6060</b>		
View: <b>No</b>		
Complex / Subdiv:		
Services Connected: <b>Electricity, Sanitary Sewer, Storm Sewer, Water</b>		

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: **1**

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**

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:
Unfinished Floor:	0	Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals</b>			5				Door Height:
Grand Total:	646 sq. ft.	<b>Allwd w/Restrctns</b>			6				
		Basement: <b>None</b>			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: <b>\$129,900</b>
Meas. Type:	Frontage (metres):	Approx. Year Built: <b>1971</b>
Depth / Size (ft.):	Bedrooms: <b>2</b>	Age: <b>44</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>2</b>	Zoning: <b>RM-1</b>
Flood Plain:	Full Baths: <b>1</b>	Gross Taxes: <b>\$1,714.76</b>
Approval Req?:	Half Baths: <b>1</b>	For Tax Year: <b>2015</b>
Exposure:	Maint. Fee: <b>\$242.84</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>000-996-386</b>
Mgmt. Co's Name: <b>RICHMOND COURT</b>		
Mgmt. Co's Phone: <b>604-259-8834</b>		
View: <b>No :</b>		
Complex / Subdiv:		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		

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): <b>504</b>	# of Rooms: <b>5</b>	# of Kitchens: <b>1</b>	# of Levels: <b>2</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>521</b>	Crawl/Bsmt. Height:			1	Above	4	No	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	Main	2	No	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets: <b>2</b>	Cats: <b>Y</b>	Dogs: <b>Y</b>	3				Pool:
Finished Floor (Total): <b>1,025 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals</b>			5				Door Height:
Unfinished Floor: <b>0</b>	<b>Allwd w/Restrctns</b>			6				
Grand Total: <b>1,025 sq. ft.</b>	Basement: <b>None</b>			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**  
**R2020537**

Board: V  
Apartment/Condo

**401 11609 227 STREET**

Maple Ridge  
East Central  
V2X 2L9

Residential Attached

**\$184,900** (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$184,900**  
Meas. Type: Frontage (metres): Approx. Year Built: **1996**  
Depth / Size (ft.): Bedrooms: **1** Age: **19**  
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: <b>1 Storey</b>	Total Parking: <b>1</b>	Covered Parking: <b>1</b>	Parking Access: <b>Side</b>
Construction: <b>Concrete, Frame - Metal</b>	Parking: <b>Garage; Underground</b>		Locker: <b>Y</b>
Exterior: <b>Stucco</b>			Dist. to School Bus:
Foundation: <b>Concrete Perimeter</b>	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: <b>Freehold Strata</b>	
Water Supply: <b>City/Municipal</b>	# of Fireplaces: <b>1</b>	Seller's Interest: <b>Court Ordered Sale</b>	
Fireplace Fuel: <b>Gas - Natural</b>		Property Disc.: <b>No</b>	
Fuel/Heating: <b>Baseboard, Electric, Natural Gas</b>		Fixtures Leased: <b>No</b>	
Outdoor Area: <b>Balcony(s)</b>		Fixtures Rmvd: <b>No</b>	
Type of Roof: <b>Metal, Torch-On</b>		Floor Finish: <b>Mixed</b>	

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): <b>1,030</b>	# of Rooms: <b>5</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	4	No	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age: <b>55+</b>			2				Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets: <b>2</b>	Cats: <b>Y</b>	Dogs: <b>Y</b>	3				Pool:
Finished Floor (Total): <b>1,030 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: <b>Pets Allowed w/Rest.</b>			5				Door Height:
Unfinished Floor: <b>0</b>				6				
Grand Total: <b>1,030 sq. ft.</b>	Basement: <b>None</b>			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!**