



Presented by:  
**Nikki Cvitanovic**

RE/MAX Select Realty  
Phone: 778-926-6464  
<http://www.nikkicvit.ca>  
[nikkic@remax.net](mailto:nikkic@remax.net)



**Active**  
**R2027577**

Board: V  
House/Single Family

**11421 236A STREET**

Maple Ridge  
Cottonwood MR  
V2W 2A3

Residential Detached

**\$575,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$575,000</b>
Depth / Size (ft.): <b>0</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>2001</b>
Lot Area (sq.ft.): <b>5,124.00</b>	Bathrooms:	<b>2</b>	Age: <b>15</b>
Flood Plain: <b>No</b>	Full Baths:	<b>2</b>	Zoning: <b>RS3</b>
Rear Yard Exp:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$4,313.93</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>025-070-193</b>

View: **No :**  
Complex / Subdiv:  
Services Connected: **Community, Electricity**

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Vinyl, Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **1**  
Fireplace Fuel: **Gas - Natural**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Fenced Yard, Patio(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double**  
Dist. to Public Transit: **BLKS** Dist. to School Bus: **BLKS**  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Court Ordered Sale**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Mixed, Vinyl/Linoleum**

Legal: **PL LMP50083 LT 22 LD 36 SEC 16 TWP 12**

Amenities:

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'9 x 12'10			x			x
Main	Dining Room	13'9 x 12'10			x			x
Main	Kitchen	12'4 x 11'			x			x
Main	Family Room	19'8 x 9'8			x			x
Main	Eating Area	8' x 6'5			x			x
Main	Master Bedroom	13'11 x 13'11			x			x
Main	Bedroom	10'9 x 10'6			x			x
Main	Bedroom	11'9 x 11'9			x			x
Below	Den	12'11 x 12'10			x			
Below	Foyer	7'4 x 4'9			x			

Finished Floor (Main):	<b>1,560</b>	# of Rooms: <b>10</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>1</b>	1	Main	<b>3</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>2</b>	2	Main	<b>4</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>305</b>	Suite:	3				Pool:
Finished Floor (Total):	<b>1,865 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: <b>0</b> Beds not in Basement: <b>3</b>	5				Door Height:
Unfinished Floor:	<b>945</b>	Basement: <b>Partly Finished</b>	6				
Grand Total:	<b>2,810 sq. ft.</b>		7				
			8				

Listing Broker(s): **Macdonald Realty Ltd.(MplRd)**

**Fantastic 3 bdrm and den family home with great floor plan in popular Cottonwood area. This home is ideal for families: cozy family room off the kitchen, open dining room and living room concept. 2800 sq ft on 2 levels, functional and open with lots of good light. Good size master bdrm with walk in closet, designer wallpaper and 3 piece en-suite. Huge den downstairs that can be used as a rec room, office or bdrm. Daylight basement is unfinished and waiting for your ideas. Double garage, flat yard, close to schools, parks, buses, and Maple Ridge town Centre. Great solid house, just needs some paint and cleaning. Situated on a quiet street, walking distance to schools and buses.**