


Presented by:
Anthony Ibhahe
 Royal LePage-West Real Estate Services
 Phone: 604-581-3838 Cell: 604-788-0179
 Email: aibhahe@gmail.com
 Website: www.aibhahe.com

Maple Ridge, East Central # 309 11595 FRASER ST, V2X 0X7		MLS# V1084541		Residential Attached Active																																																							
		List Price: \$124,900 Previous Price: \$129,900																																																									
		Subdiv/Complex: BRICKWOOD PLACE																																																									
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Listing Broker(s): Sutton Grp-West Coast Realty																																																											
Nice West facing, 2 Bedroom Suite in Brickwood Place. Building is update with newer rain screen, windows, siding, decks, rooftop, coiler & HPO Home Warranty. Great Location, a short walk to all amenities, incl WCE, Town Center, Public Tennis Court, & park. Pet Friendly.																																																											

Tax Report - 11595 FRASER Street Unit# 309
Record Updated - 12/11/2014

Jurisdiction	312-MAPLE RIDGE - DISTRICT	Roll Number	3179600377	Property ID	016-854-969
Property Addr	11595 FRASER ST Unit# 309				
Municipality	MR-DISTRICT OF MAPLE RIDGE	Board Code	V		
Neighborhood	414-STRATA APARTMENT				
Area	VMR-Maple Ridge				
Sub Area	VMREC-East Central				
Gross Taxes	\$1915.06	(2014)			
Tax Amount Updated - 12/11/14			More PID's Water Conn		

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

** NOT AVAILABLE **

Owner(s) 2 Name & Address

309-11595 FRASER ST
MAPLE RIDGE BC

V2X 0X7

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
NWS3379	37		398	36				
Legal Description	PL NWS3379 LT 37 DL 398 LD 36 WITH AN INTEREST IN THE COMMONPROPERTY IN PROPORT ADDITIONAL LEGAL INFORMATION IS AVAILABLE							

Land & Building Information

Width	Depth	Lot Size
Land Use	Actual Use	STRATA LOT RES CONDO
BCA Description	STRATA APT FRAME	Zoning
BCAA Data Updated - 03/04/14		

Total Value Information


<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$87,700	Gross Land	\$87,700	Gross Land	\$87,700
Improvement	\$63,800	Gross Improve	\$63,800	Gross Improve	\$63,800
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$151,500	Municipal Total	\$151,500	School Total	\$151,500

Sale History Information

Date	Price	Document #	Type of Sales Transaction
09/13/2007	\$172,000	CA567888	IMPRV SINGLE PROP CASH TRANSAC
12/30/2003	\$93,000	BV544016	IMPRV SINGLE PROP CASH TRANSAC
10/29/1997	\$94,900	BL366499	IMPRV SINGLE PROP CASH TRANSAC

Tax Detail View The enclosed information while deemed to be correct is not guaranteed. 02/17/15 6:40 PM

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Maple Ridge, East Central		MLS# V1091352		Residential Attached																																																																																		
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Unfinished Floor Area:	0	# or % Rentals:		7																																																																																		
Grand Total Floor Area:	1,572			8																																																																																		
Listing Broker(s): Landmark Realty Corp.																																																																																						
END UNIT TOWNHOME in popular Creekside glen. Backing onto greenspace, with a single car garage, foyer at ground level, remainder upstairs. Main level has 3 bedrooms, full baths plus 3 piece ensuite. The kitchen has oak cabinets, with an opean open portal to the dining and living rooms. The living room has a gas fireplace, and sliding glass doors to the covered sundeck which overlooks the backyard and greenspace. Home requires cosmetic TLC throughout.																																																																																						

Tax Report - 12071 232B Street Unit# 22
Record Updated - 12/11/2014

Jurisdiction	312-MAPLE RIDGE - DISTRICT	Roll Number	6330700222	Property ID	017-422-884
Property Addr	12071 232B ST Unit# 22				
Municipality	MR-DISTRICT OF MAPLE RIDGE	Board Code	V		
Neighborhood	413-STRATA TOWNHOUSE				
Area	VMR-Maple Ridge				
Sub Area	VMREC-East Central				
Gross Taxes	\$2754.84	(2014)			
Tax Amount Updated - 12/11/14					
More PID's Water Conn					

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address	Owner(s) 2 Name & Address
** NOT AVAILABLE **	
22-12071 232B ST MAPLE RIDGE BC	22-12071 232B ST MAPLE RIDGE BC
V2X 0Z7	

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
LMS92	22			36	21	12		
Legal Description	PL LMS92 LT 22 LD 36 SEC 21 TWP 12 TOGETHER WITH AN INTEREST IN THE COMMONPROPERTY I ADDITIONAL LEGAL INFORMATION IS AVAILABLE							

Land & Building Information

Width	Depth	Lot Size
Land Use	Actual Use	ROW HOUSE SING UNIT OWNER
BCA Description	STRATA TOWNHOUSE	Zoning
BCAA Data Updated - 03/04/14		

Total Value Information


<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$149,000	Gross Land	\$149,000	Gross Land	\$149,000
Improvement	\$118,000	Gross Improve	\$118,000	Gross Improve	\$118,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$267,000	Municipal Total	\$267,000	School Total	\$267,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
05/07/2008	\$298,500	CA776327	IMPRV SINGLE PROP CASH TRANSAC
06/27/2002	\$153,000	BT224675	IMPRV SINGLE PROP CASH TRANSAC
03/26/1997	\$147,500	BL106543	IMPRV SINGLE PROP CASH TRANSAC

Tax Detail View	The enclosed information while deemed to be correct is not guaranteed.	02/17/15	6:40 PM
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Presented by:
Anthony Ibhahe
 Royal LePage-West Real Estate Services
 Phone: 604-581-3838 Cell: 604-788-0179
 Email: aibhahe@gmail.com
 Website: www.aibhahe.com

Maple Ridge, East Central # 37 22977 116 AV, V2X 9A8		MLS# V1096488		Residential Attached Active																																																																																		
		List Price: \$349,900 Previous Price: \$369,900																																																																																				
		Subdiv/Complex: DUET <table style="width: 100%; border: none;"> <tr> <td style="width: 33%;">Frontage:</td> <td style="width: 33%;">Approx Yr Blt: 2010</td> <td style="width: 33%;">PID: 028-215-346</td> </tr> <tr> <td>Depth/Size:</td> <td></td> <td>Type: Townhouse</td> </tr> <tr> <td>Lot SqFt: 0</td> <td>Age at List Date: 4</td> <td>Zoning: RES</td> </tr> <tr> <td>Exposure:</td> <td>Bedrooms: 4</td> <td>Taxes: \$3,089 (2014)</td> </tr> <tr> <td>Stories in Bldg: 3</td> <td>Bathrooms: 4</td> <td>GST/HST Incl?:</td> </tr> <tr> <td>Flood Plain: No</td> <td>Full Baths: 3</td> <td>Tax Incl Utilities: No</td> </tr> <tr> <td>Meas. Type: Feet</td> <td>Half Baths: 1</td> <td>Apprvl Reqd: No</td> </tr> <tr> <td>Fixtures Lsd: N</td> <td></td> <td></td> </tr> <tr> <td>Fixt Removed: N</td> <td></td> <td></td> </tr> <tr> <td>View: N</td> <td></td> <td></td> </tr> </table>				Frontage:	Approx Yr Blt: 2010	PID: 028-215-346	Depth/Size:		Type: Townhouse	Lot SqFt: 0	Age at List Date: 4	Zoning: RES	Exposure:	Bedrooms: 4	Taxes: \$3,089 (2014)	Stories in Bldg: 3	Bathrooms: 4	GST/HST Incl?:	Flood Plain: No	Full Baths: 3	Tax Incl Utilities: No	Meas. Type: Feet	Half Baths: 1	Apprvl Reqd: No	Fixtures Lsd: N			Fixt Removed: N			View: N																																																					
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Fixt Removed: N																																																																																						
View: N																																																																																						
Style of Home: 3 Storey Construction: Frame - Wood Foundation: Concrete Perimeter Exterior: Mixed, Stone, Vinyl Rain Screen: Type of Roof: Asphalt Renovations: Flooring: Laminate, Tile, Wall/Wall/Mixed Water Supply: City/Municipal Heat/Fuel: Electric No. of Fireplaces: 0 Fireplace Fuel: None Outdoor Area: Patio(s)		Total Parking: 1 Covered Parking: 1 Parking Access: Front Parking Facilities: Garage; Single, Visitor Parking R/I Plumbing: No Dist to Public Trans: Units in Development: 44 Locker: No Possession: Title to Land: Freehold Strata Seller's Interest: Court Ordered Sale Mortgage Info: \$0 Property Disclosure: N - COURT ORDERED SALE Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed w/Restrictions																																																																																				
Mngmt Co: FRASER PROPERTY MANAGEMENT Mngmt Ph: Maint Fee: \$140.00		Maint Charge Incl: Gardening, Management, Snow removal Legal: PL BCS3824 LT 37 LD 36 SEC 17 TWP 12 TOGETHER WITH AN INTEREST IN THE COMMONPROPERTY I Amenities: Garden, In Suite Laundry Features Incl: Site Influences: Central Location, Recreation Nearby, Shopping Nearby																																																																																				
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Listing Broker(s): RE/MAX Little Oak Realty (Msn)																																																																																						
WAITING JUST FOR YOU! This lovely 4 BDRM, 4 BATH in the popular DUET complex awaits you. Unique 3 story layout w/ 2 Master Bdrms - the entire 3rd floor can be a dedicated master retreat comple w/ WI closet & 3 pce ensuite! (Or a perfect family/media room... oh, the possibilities). Main (1st) floor feats spacious living/dining areas, a gorgeous kitchen complete w/ center island, extra work area, granite counters & smooth tile. Also a large laundry room, powder rm & access to back patio. On the 2nd floor are 3 generous sized bdrms incl. master w/ ensuite & main bath. BONUS: Single garage, low strata fees, family/pet friendly all in a great location close to shopping & transit! Don't wait - Call today for more details.																																																																																						

Tax Report - 22977 116TH Unit# 37
Record Updated - 12/11/2014

Jurisdiction	312-MAPLE RIDGE - DISTRICT	Roll Number	5265103370	Property ID	028-215-346
Property Addr	22977 116TH Unit# 37				
Municipality	MR-DISTRICT OF MAPLE RIDGE	Board Code	V		
Neighborhood	413-STRATA TOWNHOUSE				
Area	VMR-Maple Ridge				
Sub Area	VMREC-East Central				
Gross Taxes	\$3089.29	(2014)			
Tax Amount Updated - 12/11/14					
More PID's Water Conn					

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

Owner(s) 2 Name & Address

** NOT AVAILABLE **

37-22977 116 AVE
MAPLE RIDGE BC

V2X 9A8

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
BCS3824	37			36	17	12		
Legal Description								
PL BCS3824 LT 37 LD 36 SEC 17 TWP 12 TOGETHER WITH AN INTEREST IN THE COMMONPROPERTY I ADDITIONAL LEGAL INFORMATION IS AVAILABLE								

Land & Building Information

Width	Depth	Lot Size
Land Use		Actual Use
BCA Description	STRATA TOWNHOUSE	ROW HOUSE SING UNIT OWNER
		Zoning
BCAA Data Updated - 03/04/14		


Total Value Information

<u>Actual Totals</u>	<u>Municipal Taxable Totals</u>	<u>School Taxable Totals</u>
Land	\$214,000	Gross Land
Improvement	\$173,000	Gross Improve
		Exempt Land
		Exempt Improve
Actual Total	\$387,000	Municipal Total
		School Total
		\$387,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
06/15/2011	\$430,935	CA2056755	IMPRV SINGLE PROP CASH TRANSAC
05/18/2010		BB1661785	REJECT NOT SUITED SALE ANALYSIS

Presented by:
Anthony Ibhahe
 Royal LePage-West Real Estate Services
 Phone: 604-581-3838 Cell: 604-788-0179
 Email: aibhahe@gmail.com
 Website: www.aibhahe.com

Maple Ridge, West Central # 302 11963 223RD ST, V2X 5Y4		MLS# V1098653		Residential Attached Active																																																																
		List Price: \$158,500 Previous Price: \$169,900																																																																		
		Subdiv/Complex: DORCHESTER																																																																		
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Maint Charge Incl: Hot Water, Management																																																																				
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Listing Broker(s): Royal LePage - Brookside Rlty.																																																																				
Top floor, 2 bedrooms, 2 full bathrooms, access to balcony from living room and master bedroom. Gas fireplace and underground parking. Close to shopping, transit and recreation center.																																																																				

Tax Report - 11963 223RD Street Unit# 302
Record Updated - 12/11/2014

Jurisdiction	312-MAPLE RIDGE - DISTRICT	Roll Number	3169201222	Property ID	015-993-981
Property Addr	11963 223RD ST Unit# 302				
Municipality	MR-DISTRICT OF MAPLE RIDGE	Board Code	V		
Neighborhood	414-STRATA APARTMENT				
Area	VMR-Maple Ridge				
Sub Area	VMRWC-West Central				
Gross Taxes	\$2073.95	(2014)	More PID's Water Conn		
Tax Amount Updated - 12/11/14					

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

** NOT AVAILABLE **

Owner(s) 2 Name & Address

302-11963 223 ST
MAPLE RIDGE BC

V2X 5Y4

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
NWS3233	22		398	36				
Legal Description	PL NWS3233 LT 22 DL 398 LD 36 WITH AN INTEREST IN THE COMMONPROPERTY IN PROPORT ADDITIONAL LEGAL INFORMATION IS AVAILABLE							

Land & Building Information

Width	Depth	Lot Size
Land Use	Actual Use	STRATA LOT RES CONDO
BCA Description	STRATA APT FRAME	Zoning
BCAA Data Updated - 03/04/14		

Total Value Information


<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$88,900	Gross Land	\$88,900	Gross Land	\$88,900
Improvement	\$85,400	Gross Improve	\$85,400	Gross Improve	\$85,400
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$174,300	Municipal Total	\$174,300	School Total	\$174,300

Sale History Information

Date	Price	Document #	Type of Sales Transaction
11/14/2007	\$208,000	BB600275	IMPRV SINGLE PROP CASH TRANSAC
01/08/2007	\$139,100	BB52610	REJECT NOT SUITED SALE ANALYSIS
11/10/2006		BA17726	REJECT NOT SUITED SALE ANALYSIS

Tax Detail View The enclosed information while deemed to be correct is not guaranteed. 02/17/15 6:40 PM

Presented by:
Anthony Ibhahe
 Royal LePage-West Real Estate Services
 Phone: 604-581-3838 Cell: 604-788-0179
 Email: aibhahe@gmail.com
 Website: www.aibhahe.com

Maple Ridge, Cottonwood MR # 30 11588 232 ST, V2X 0J6		MLS# V1095247		Residential Attached Active																																																																
	List Price: \$189,000 Previous Price: \$199,000																																																																			
	Subdiv/Complex: COTTONWOOD VILLAGE ESTATES																																																																			
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Listing Broker(s): Landmark Realty Mission Ltd.																																																																				
Cute cozy, with lots of potential. 2 bedroom, 2 bath townhome. All one level, with separate garage. Great location, nicely maintained complex.																																																																				

Tax Report - 11588 232ND Street Unit# 30
Record Updated - 12/11/2014

Jurisdiction	312-MAPLE RIDGE - DISTRICT	Roll Number	8451900300	Property ID	017-530-211
Property Addr	11588 232ND ST Unit# 30				
Municipality	MR-DISTRICT OF MAPLE RIDGE	Board Code	V		
Neighborhood	413-STRATA TOWNHOUSE				
Area	VMR-Maple Ridge				
Sub Area	VMRCO-Cottonwood MR				
Gross Taxes	\$2356.91	(2014)			
Tax Amount Updated - 12/11/14			More PID's Water Conn		

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

Owner(s) 2 Name & Address

** NOT AVAILABLE **

30-11588 232 ST
MAPLE RIDGE BC

V2X 0J6

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
LMS187	30			36	16	12		

Legal Description PL LMS187 LT 30 LD 36 SEC 16 TWP 12
TOGETHER WITH AN INTEREST IN THE COMMONPROPERTY I
ADDITIONAL LEGAL INFORMATION IS AVAILABLE

Land & Building Information

Width	Depth	Lot Size
Land Use		Actual Use ROW HOUSE SING UNIT OWNER
BCA Description	STRATA TOWNHOUSE	
		Zoning

BCAA Data Updated - 03/04/14

Total Value Information


<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$123,000	Gross Land	\$123,000	Gross Land	\$123,000
Improvement	\$86,900	Gross Improve	\$86,900	Gross Improve	\$86,900
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$209,900	Municipal Total	\$209,900	School Total	\$209,900

Sale History Information

Date	Price	Document #	Type of Sales Transaction
08/17/2012	\$230,000	CA2724768	REJECT NOT SUITED SALE ANALYSIS
04/08/2009	\$219,000	CA1080738	REJECT NOT SUITED SALE ANALYSIS
05/24/2007	\$247,500	CA451810	IMPRV SINGLE PROP CASH TRANSAC

Tax Detail View The enclosed information while deemed to be correct is not guaranteed. 02/17/15 6:40 PM

Presented by:
Anthony Ibhahe
 Royal LePage-West Real Estate Services
 Phone: 604-581-3838 Cell: 604-788-0179
 Email: aibhahe@gmail.com
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Maple Ridge, Northwest Maple Ridge 12135 SCHMIDT CR, V2X 8A2		MLS# V1097699		Residential Attached Active																																																																									
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Listing Broker(s): RE/MAX Progroup Realty (Del)																																																																													
COURT ORDERED SALE. Sold 'as is, where is'. WOODLAND PARK...the ideal size & location for a couple or young family. 3 bedrooms, 1.5 bathrooms with use of a very big & fully fenced backyard. Only minutes to Golden Ears Bridge & all amenities including West Coast Express, Schools, recreation & shopping. Beautiful renovation possibilities! The listing Realtor is only representing the seller & all public inquiries must go through their own realtor.																																																																													

Tax Report - 12135 SCHMIDT
Record Updated - 12/11/2014

Jurisdiction	312-MAPLE RIDGE - DISTRICT	Roll Number	2085901359	Property ID	001-282-531
Property Addr	12135 SCHMIDT				
Municipality	MR-DISTRICT OF MAPLE RIDGE	Board Code	V		
Neighborhood	413-STRATA TOWNHOUSE				
Area	VMR-Maple Ridge				
Sub Area	VMRNW-Northwest Maple Ridge			More PID's	
Gross Taxes	\$2425.20	(2014)	Water Conn		
Tax Amount Updated - 12/11/14					

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address	Owner(s) 2 Name & Address
** NOT AVAILABLE **	

12135 SCHMIDT CRES
MAPLE RIDGE BC

V2X 8A2

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
NWS336	35		242	36				
Legal Description	PL NWS336 LT 35 DL 242 LD 36 WITH AN INTEREST IN THE COMMONPROPERTY IN PROPORT ADDITIONAL LEGAL INFORMATION IS AVAILABLE							

Land & Building Information

Width	Depth	Lot Size
Land Use	Actual Use	ROW HOUSE SING UNIT OWNER
BCA Description	STRATA TOWNHOUSE	Zoning
BCAA Data Updated - 03/04/14		

Total Value Information

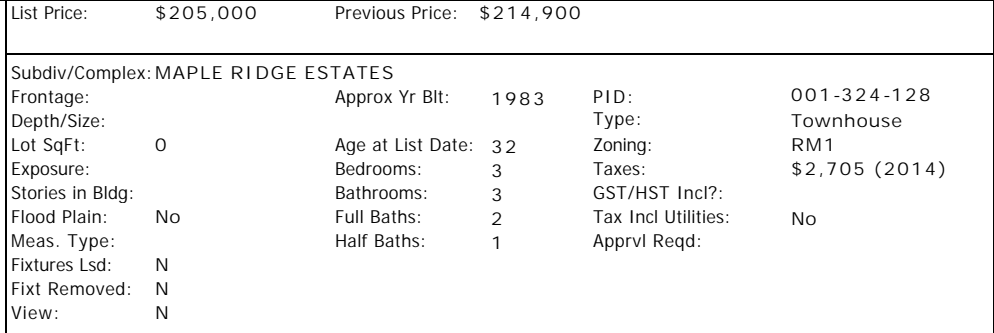
<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$181,000	Gross Land	\$181,000	Gross Land	\$181,000
Improvement	\$38,700	Gross Improve	\$38,700	Gross Improve	\$38,700
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$219,700	Municipal Total	\$219,700	School Total	\$219,700

Sale History Information

Date	Price	Document #	Type of Sales Transaction
05/10/2011	\$220,000	CA2006719	IMPRV SINGLE PROP CASH TRANSAC
03/18/2008	\$264,900	CA727417	IMPRV SINGLE PROP CASH TRANSAC
11/14/1994	\$126,900	BH405786	IMPRV SINGLE PROP CASH TRANSAC

Tax Detail View	The enclosed information while deemed to be correct is not guaranteed.	02/17/15	6:40 PM
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Royal LePage-West Real Estate Services
Phone: 604-581-3838 Cell: 604-788-0179
Email: aibhahe@gmail.com
Website: www.aibhahe.com

Residential Attached
Active

Style of Home:	Corner Unit	Total Parking:	2	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Single		
Exterior:	Wood				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt				
Renovations:		Reno Year:		Dist to Public Trans:	1BLK
Flooring:	Laminate, Mixed			Units in Development:	
Water Supply:	City/Municipal			Locker:	
Heat/Fuel:	Forced Air			Possession:	
No. of Fireplaces:	1	R/I Fireplaces:		Title to Land:	Freehold Strata
Fireplace Fuel:	Gas - Natural			Seller's Interest:	Court Ordered Sale
Outdoor Area:	Balcony(s); Patio(s) or Deck(s)			Mortgage Info:	\$0
Mngmt Co:	self managed			Property Disclosure:	N - COURT ORDER SALE
Mngmt Ph:		Maint Fee:	\$225.00	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Not Allowed

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>
Main F.	Living Room	14'4 X 13'						
Main F.	Kitchen	8' X 7'11						
Main F.	Dining	10'10 X 8'3						
Main F.	Foyer	9' X 5'5						
Above	Master Bedroom	14'4 X 13'10						
Above	Bedroom	11'9 X 9'9						
Above	Bedroom	11'8 X 8'6						
Above	Walk-In Closet	7'11 X 7'						

<u>Floor Area (SqFt):</u>	Total # Rooms:	8	<u>Bathrooms</u>
Finished Floor Area Main: 630	Finished Levels:	2	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up: 630	Basement Area:	None	2 4 Piece; Ensuite: N; Level: Above
Finished Floor Area Down: 0			3 4 Piece; Ensuite: Y; Level: Above
Finished Floor Area Bsmt: 0	Bsmt Height:		4
Total Finished Floor Area: 1,260	Restricted Age:		5
	# Pets / Cats; Dogs:		6
Unfinished Floor Area: 0	# or % Rentals:		7
Grand Total Floor Area: 1,260			8

WEST MAPLE RIDGE -1/2 duplex style town house. Looking for a handyman all the work started Already installed is high quality laminate flooring on main floor,designer wallpaper in the powder room, granite counter tops on the bathrooms, new tiling and tub and shower. Needs cupboards in the kitchen, and some repairs to the walls, door knobs and new faucets. Expensive work started, you just need to come along and finish the job. At this price it is a perfect opportunity to build your sweat equity. Main floor features powder room, kitchen, dining room and living room. Upstairs has 3 bed and 2 bath. Single car garage and front driveway parking. Small complex nestled in a private area but close to elementary & high schools, bus stops.

Tax Report - 21550 CHERRINGTON Unit# 17
Record Updated - 12/11/2014

Jurisdiction	312-MAPLE RIDGE - DISTRICT	Roll Number	4222704187	Property ID	001-324-128
Property Addr	21550 CHERRINGTON Unit# 17				
Municipality	MR-DISTRICT OF MAPLE RIDGE	Board Code	V		
Neighborhood	050-RIVER-124 AVE & LAITY-222 ST				
Area	VMR-Maple Ridge				
Sub Area	VMRWC-West Central				
Gross Taxes	\$2705.37	(2014)			
Tax Amount Updated - 12/11/14			More PID's Water Conn		

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

** NOT AVAILABLE **

Owner(s) 2 Name & Address

17-21550 CHERRINGTON AVE
MAPLE RIDGE BC

V2X 8S7

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
NWS2014	17		247	36				
Legal Description	PL NWS2014 LT 17 DL 247 LD 36 WITH AN INTEREST IN THE COMMONPROPERTY IN PROPORT ADDITIONAL LEGAL INFORMATION IS AVAILABLE							

Land & Building Information

Width	Depth	Lot Size	2540 SQUARE FEET
Land Use		Actual Use	DUPLEX SIN UNIT OWNERSHIP
BCA Description	2 ST SFD AFTER 1930 STANDARD		Zoning
BCAA Data Updated - 03/04/14			

Total Value Information


<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$174,000	Gross Land	\$174,000	Gross Land	\$174,000
Improvement	\$85,900	Gross Improve	\$85,900	Gross Improve	\$85,900
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$259,900	Municipal Total	\$259,900	School Total	\$259,900

Sale History Information

Date	Price	Document #	Type of Sales Transaction
05/27/2008	\$262,500	CA793549	IMPRV SINGLE PROP CASH TRANSAC
05/24/2006	\$212,000	BA176705	IMPRV SINGLE PROP CASH TRANSAC
04/11/2003	\$147,750	BV125242	IMPRV SINGLE PROP CASH TRANSAC

Tax Detail View The enclosed information while deemed to be correct is not guaranteed. 02/17/15 6:40 PM

Presented by:
Anthony Ibhahe
 Royal LePage-West Real Estate Services
 Phone: 604-581-3838 Cell: 604-788-0179
 Email: aibhahe@gmail.com
 Website: www.aibhahe.com

Maple Ridge, Southwest Maple Ridge # 10 20630 118TH AV, V2X 0S1		MLS# V1099486		Residential Attached Active																																																																																											
		List Price: \$209,000 Previous Price: \$219,000																																																																																													
		Subdiv/Complex: _____ Frontage: _____ Approx Yr Blt: 1990 PID: 015-393-488 Depth/Size: _____ Type: Townhouse Lot SqFt: 0 Age at List Date: 25 Zoning: RM-4 Exposure: _____ Bedrooms: 3 Taxes: \$2,741 (2014) Stories in Bldg: _____ Bathrooms: 2 GST/HST Incl?: Flood Plain: _____ Full Baths: 1 Tax Incl Utilities: No Meas. Type: _____ Half Baths: 1 Apprvl Reqd: Fixtures Lsd: _____ Fixt Removed: _____ View: _____																																																																																													
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Legal: PL NWS3136 LT 10 DL 278 LD 36 WITH AN INTEREST IN THE COMMONPROPERTY IN PROPORT Amenities: None Features Incl: _____ Site Influences: _____																																																																																															
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Listing Broker(s): RE/MAX Results Realty (MplRdg), RE/MAX Results Realty (MplRdg)																																																																																															
Townhouse living at Condo pricing! Your own private entrance with level access to the mail floor gets you into this 3 bedroom 2 bathroom END UNIT home. You will have the benefit of your own garage and a fully fenced backyard and a huge ensuite storage area. This pet friendly west Maple Ridge complex is in a desirable area for proximity to transit, the West Coast Express and The Golden Ears Bridge. There is also peace of mind offered by vinyl siding and brand new windows recently installed throughout the complex.																																																																																															

Tax Report - 20630 118TH Unit# 10
Record Updated - 12/11/2014

Jurisdiction	312-MAPLE RIDGE - DISTRICT	Roll Number	2131804100	Property ID	015-393-488
Property Addr	20630 118TH Unit# 10				
Municipality	MR-DISTRICT OF MAPLE RIDGE	Board Code	V		
Neighborhood	413-STRATA TOWNHOUSE				
Area	VMR-Maple Ridge				
Sub Area	VMRSW-Southwest Maple Ridge			More PID's	
Gross Taxes	\$2740.91	(2014)	Water Conn		
Tax Amount Updated - 12/11/14					

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address	Owner(s) 2 Name & Address
** NOT AVAILABLE **	

10-20630 118 AVE
MAPLE RIDGE BC

V2X 0S1

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
NWS3136	10		278	36				
Legal Description	PL NWS3136 LT 10 DL 278 LD 36 WITH AN INTEREST IN THE COMMONPROPERTY IN PROPORT ADDITIONAL LEGAL INFORMATION IS AVAILABLE							

Land & Building Information

Width	Depth	Lot Size
Land Use	Actual Use	ROW HOUSE SING UNIT OWNER
BCA Description	STRATA TOWNHOUSE	Zoning
BCAA Data Updated - 03/04/14		

Total Value Information


<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$156,000	Gross Land	\$156,000	Gross Land	\$156,000
Improvement	\$109,000	Gross Improve	\$109,000	Gross Improve	\$109,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$265,000	Municipal Total	\$265,000	School Total	\$265,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
08/14/2006	\$249,000	BA412433	IMPRV SINGLE PROP CASH TRANSAC
09/26/1996	\$137,500	BK306516	IMPRV SINGLE PROP CASH TRANSAC
05/28/1991	\$118,000	BE71988	IMPRV SINGLE PROP CASH TRANSAC

Tax Detail View	The enclosed information while deemed to be correct is not guaranteed.	02/17/15	6:40 PM
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Presented by:
Anthony Ibhahe
 Royal LePage-West Real Estate Services
 Phone: 604-581-3838 Cell: 604-788-0179
 Email: aibhahe@gmail.com
 Website: www.aibhahe.com

Maple Ridge, West Central # 109 22277 122ND AV, V2X 3X8		MLS# V1098930		Residential Attached Active																																																																
		List Price: \$89,900 Previous Price: \$97,500																																																																		
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Listing Broker(s): RE/MAX Sabre Realty Group, RE/MAX Sabre Realty Group																																																																				
Move-in Condition. Clean 1 bdrm & den ground floor unit at "The Gardens". Living/dining area features cozy gas fireplace and access to the spacious patio and lawn area. White kitchen. Plank laminate flooring. Centrally located building with open air hallways and courtyard. Walk to shopping and transit. 2 parking stalls. Locker for extra storage. In suite laundry.																																																																				

Tax Report - 22277 122ND Unit# 109
Record Updated - 12/11/2014

Jurisdiction 312-MAPLE RIDGE - DISTRICT Roll Number 4248020090 Property ID 019-147-015
Property Addr 22277 122ND Unit# 109
Municipality MR-DISTRICT OF MAPLE RIDGE Board Code V
Neighborhood 414-STRATA APARTMENT
Area VMR-Maple Ridge
Sub Area VMRWC-West Central More PID's
Gross Taxes \$1350.50 (2014) Water Conn
Tax Amount Updated - 12/11/14

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

Owner(s) 2 Name & Address

** NOT AVAILABLE **

109-22277 122 AVE
MAPLE RIDGE BC

V2X 3X8

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
LMS1802	9		399	36				
Legal Description	PL LMS1802 LT 9 DL 399 LD 36 WITH AN INTEREST IN THE COMMONPROPERTY IN PROPORT ADDITIONAL LEGAL INFORMATION IS AVAILABLE							

Land & Building Information

Width	Depth	Lot Size	764 SQUARE FEET
Land Use	Actual Use		STRATA LOT RES CONDO
BCA Description	STRATA APT FRAME	Zoning	
BCAA Data Updated - 03/04/14			

Total Value Information


Actual Totals		Municipal Taxable Totals		School Taxable Totals	
Land	\$87,300	Gross Land	\$87,300	Gross Land	\$87,300
Improvement	\$55,200	Gross Improve	\$55,200	Gross Improve	\$55,200
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$142,500	Municipal Total	\$142,500	School Total	\$142,500

Sale History Information

Date	Price	Document #	Type of Sales Transaction
06/29/2007	\$180,000	BB522025	IMPRV SINGLE PROP CASH TRANSAC
11/10/2005	\$134,000	BX67190	IMPRV SINGLE PROP CASH TRANSAC
02/26/2001	\$49,000	BR43830	IMPRV SINGLE PROP CASH TRANSAC

Tax Detail View The enclosed information while deemed to be correct is not guaranteed. 02/17/15 6:40 PM

Presented by:
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 Royal LePage-West Real Estate Services
 Phone: 604-581-3838 Cell: 604-788-0179
 Email: aibhahe@gmail.com
 Website: www.aibhahe.com

Maple Ridge, East Central # 124 22950 116TH AV, V2X 2T7		MLS# V1104083		Residential Attached Active																																																																																		
		List Price: \$258,900 Previous Price:																																																																																				
		Subdiv/Complex: BAKERVIEW TERRACE <table style="width: 100%; font-size: small;"> <tr> <td>Frontage:</td> <td>Approx Yr Blt: 1994</td> <td>PID:</td> <td>018-751-865</td> </tr> <tr> <td>Depth/Size:</td> <td></td> <td>Type:</td> <td>Townhouse</td> </tr> <tr> <td>Lot SqFt: 0</td> <td>Age at List Date: 21</td> <td>Zoning:</td> <td>RM1</td> </tr> <tr> <td>Exposure:</td> <td>Bedrooms: 3</td> <td>Taxes:</td> <td>\$2,824 (2014)</td> </tr> <tr> <td>Stories in Bldg:</td> <td>Bathrooms: 2</td> <td>GST/HST Incl?:</td> <td></td> </tr> <tr> <td>Flood Plain: No</td> <td>Full Baths: 2</td> <td>Tax Incl Utilities:</td> <td>No</td> </tr> <tr> <td>Meas. Type:</td> <td>Half Baths: 0</td> <td>Apprvl Reqd:</td> <td></td> </tr> <tr> <td>Fixtures Lsd: N</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Fixt Removed: N</td> <td></td> <td></td> <td></td> </tr> <tr> <td>View: N</td> <td></td> <td></td> <td></td> </tr> </table>				Frontage:	Approx Yr Blt: 1994	PID:	018-751-865	Depth/Size:		Type:	Townhouse	Lot SqFt: 0	Age at List Date: 21	Zoning:	RM1	Exposure:	Bedrooms: 3	Taxes:	\$2,824 (2014)	Stories in Bldg:	Bathrooms: 2	GST/HST Incl?:		Flood Plain: No	Full Baths: 2	Tax Incl Utilities:	No	Meas. Type:	Half Baths: 0	Apprvl Reqd:		Fixtures Lsd: N				Fixt Removed: N				View: N																																												
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Listing Broker(s): Park Georgia Realty Ltd.(Coq)																																																																																						
Court Order sale, 2 level corner T-home, great for young family, fenced yard, playground near by, needs TLC, close to all amenities. Easy to show.																																																																																						

Tax Report - 22950 116TH Unit# 124
Record Updated - 12/11/2014

Jurisdiction	312-MAPLE RIDGE - DISTRICT	Roll Number	5256805240	Property ID	018-751-865
Property Addr	22950 116TH Unit# 124				
Municipality	MR-DISTRICT OF MAPLE RIDGE	Board Code	V		
Neighborhood	413-STRATA TOWNHOUSE				
Area	VMR-Maple Ridge				
Sub Area	VMREC-East Central				
Gross Taxes	\$2824.55	(2014)			
Tax Amount Updated - 12/11/14			More PID's Water Conn		

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

** NOT AVAILABLE **

Owner(s) 2 Name & Address

124-22950 116 AVE
MAPLE RIDGE BC

V2X 2T7

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
LMS1391	24		402	36				
Legal Description	PL LMS1391 LT 24 DL 402 LD 36 WITH AN INTEREST IN THE COMMONPROPERTY IN PROPORT ADDITIONAL LEGAL INFORMATION IS AVAILABLE							

Land & Building Information

Width	Depth	Lot Size
Land Use	Actual Use	ROW HOUSE SING UNIT OWNER
BCA Description	STRATA TOWNHOUSE	Zoning
BCAA Data Updated - 03/04/14		

Total Value Information


<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$172,000	Gross Land	\$172,000	Gross Land	\$172,000
Improvement	\$105,000	Gross Improve	\$105,000	Gross Improve	\$105,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$277,000	Municipal Total	\$277,000	School Total	\$277,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
04/22/2009	\$277,500	CA1089889	IMPRV SINGLE PROP CASH TRANSAC
03/30/2007	\$259,000	BB75871	IMPRV SINGLE PROP CASH TRANSAC
03/28/2006	\$229,000	BA363245	IMPRV SINGLE PROP CASH TRANSAC

Tax Detail View The enclosed information while deemed to be correct is not guaranteed. 02/17/15 6:40 PM

Presented by:
Anthony Ibhahe
 Royal LePage-West Real Estate Services
 Phone: 604-581-3838 Cell: 604-788-0179
 Email: aibhahe@gmail.com
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Maple Ridge, East Central # 203 11726 225TH ST, V2X 6E4		MLS# V1101840		Residential Attached Active																																																																
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Royal Terrace nice bright, two bdrm townhome with 2 bathrooms, oak kitchen, wood burning F/P, insuite laundry a slider off the master to a large deck with a fabulous view of the Fraser River!! Great location and close to amenities bus, shops & West Coast Express.																																																																				

Tax Report - 11726 225TH Street Unit# 203
Record Updated - 12/11/2014

Jurisdiction	312-MAPLE RIDGE - DISTRICT	Roll Number	3192301233	Property ID	009-460-438
Property Addr	11726 225TH ST Unit# 203				
Municipality	MR-DISTRICT OF MAPLE RIDGE	Board Code	V		
Neighborhood	414-STRATA APARTMENT				
Area	VMR-Maple Ridge				
Sub Area	VMREC-East Central				
Gross Taxes	\$1839.10	(2014)			
Tax Amount Updated - 12/11/14			More PID's Water Conn		

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address	Owner(s) 2 Name & Address
** NOT AVAILABLE **	

203-11726 225 ST
MAPLE RIDGE BC

V2X 6E4

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
NWS2316	39		401	36				
Legal Description	PL NWS2316 LT 39 DL 401 LD 36 WITH AN INTEREST IN THE COMMONPROPERTY IN PROPORT ADDITIONAL LEGAL INFORMATION IS AVAILABLE							

Land & Building Information

Width	Depth	Lot Size
Land Use	Actual Use	STRATA LOT RES CONDO
BCA Description	STRATA APT FRAME	Zoning
BCAA Data Updated - 03/04/14		

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$81,500	Gross Land	\$81,500	Gross Land	\$81,500
Improvement	\$59,100	Gross Improve	\$59,100	Gross Improve	\$59,100
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$140,600	Municipal Total	\$140,600	School Total	\$140,600

Sale History Information

Date	Price	Document #	Type of Sales Transaction
10/15/2008	\$167,200	BB720352	REJECT NOT SUITED SALE ANALYSIS
01/11/2007	\$75,000	BB454039	REJECT NOT SUITED SALE ANALYSIS
01/11/2007	\$100,000	BB454038	REJECT NOT SUITED SALE ANALYSIS

Tax Detail View	The enclosed information while deemed to be correct is not guaranteed.	02/17/15	6:40 PM
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Royal LePage-West Real Estate Services
Phone: 604-581-3838 Cell: 604-788-0179
Email: aibhahe@gmail.com
Website: www.aibhahe.com

Residential Attached
Active

List Price:	\$ 125,000	Previous Price:	
Subdiv/Complex: RIVERSIDE			
Frontage:		Approx Yr Bilt:	1989
Depth/Size:		PID:	009-524-436
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:		Zoning:	MF
Stories in Bldg:		Taxes:	\$1,310 (2014)
Flood Plain:	No	GST/HST Incl?:	
Meas. Type:		Tax Incl Utilities:	No
Fixtures Lsd:	N	Apprvl Req:	
Fixt Removed:	N		
View:	Y - GARDENS & FRASER RIVER		

Style of Home:	Corner Unit, Ground Level Unit		Total Parking:	Covered Parking:	1
Construction:	Frame - Wood		Parking Access:	Front	
Foundation:	Concrete Perimeter		Parking Facilities:	Garage; Underground	
Exterior:	Mixed, Vinyl				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt		Dist to Public Trans:	1 BLK	Dist to School/Bus:
Renovations:		Reno Year:	Units in Development:		Total Units in Strata: 50
Flooring:	Laminate, Mixed		Locker:	Yes	
Water Supply:	City/Municipal		Possession:		
Heat/Fuel:	Electric		Title to Land:	Freehold Strata	
No. of Fireplaces:	1	R/I Fireplaces:	Seller's Interest:	Court Ordered Sale	
Fireplace Fuel:	Gas - Natural		Mortgage Info:		
Outdoor Area:	Patio(s)				
			Property Disclosure:	N - COURT ORDERED SALE	
Mngmt Co:	SELF MANANGED		Bylaw Restrictions:	Pets Allowed, Rentals Not Allowed, Age Restrictions	
Mngmt Ph:	604-463-2999	Maint Fee:	\$222.83		

Site Influences: Adult Oriented, Central Location, Recreation Nearby

<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>
Main F.	Living Room	20' X 14'						
Main F.	Dining	8' X 6'						
Main F.	Kitchen	12'6 X 9'6						
Main F.	Master Bedroom	13'6 X 15'						
Main F.	Den	7'6 X 6'						

<u>Floor Area (SqFt):</u>	Total # Rooms:	5	<u>Bathrooms</u>
Finished Floor Area Main:	789	Finished Levels:	1
Finished Floor Area Up:	0	Basement Area:	None
Finished Floor Area Down:	0		
Finished Floor Area Bsmt:	0	Bsmt Height:	4
Total Finished Floor Area:	789	Restricted Age:	5
		# Pets / Cats; Dogs:	6
Unfinished Floor Area:	0	# or % Rentals:	7
Grand Total Floor Area:	789		8

Large, nicely updated 1 bedroom & den condo located on the ground floor of Fraserview Village. This home has a unique floor plan that includes a spacious dining room, living room with a cozy gas fireplace & large master bedroom. Mirrored closet doors, frosted bedroom doors, and den can work as your office or extra storage room. Walk out of the living room onto a beautiful private patio (largest in the building) w/southern exposure overlooking the well manicured gardens. The location can't be beat - directly across from the park & tennis courts, bus stop at the front door & short walking distance to the West Coast Express. Roof done in 2012, convenient underground parking & a storage locker are included. Shows well!

Tax Report - 11510 225TH Street Unit# 113
Record Updated - 12/11/2014

Jurisdiction	312-MAPLE RIDGE - DISTRICT	Roll Number	3196204133	Property ID	009-524-436
Property Addr	11510 225TH ST Unit# 113				
Municipality	MR-DISTRICT OF MAPLE RIDGE	Board Code	V		
Neighborhood	414-STRATA APARTMENT				
Area	VMR-Maple Ridge				
Sub Area	VMREC-East Central				
Gross Taxes	\$1310.78	(2014)	More PID's Water Conn		
Tax Amount Updated - 12/11/14					

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

Owner(s) 2 Name & Address

** NOT AVAILABLE **

113-11510 225 ST
MAPLE RIDGE BC

V2X 9Y3

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
NWS2694	13		401	36				
Legal Description	PL NWS2694 LT 13 DL 401 LD 36 WITH AN INTEREST IN THE COMMONPROPERTY IN PROPORT ADDITIONAL LEGAL INFORMATION IS AVAILABLE							

Land & Building Information

Width	Depth	Lot Size
Land Use	Actual Use	STRATA LOT RES CONDO
BCA Description	STRATA APT FRAME	Zoning
BCAA Data Updated - 03/04/14		

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$85,200	Gross Land	\$85,200	Gross Land	\$85,200
Improvement	\$51,600	Gross Improve	\$51,600	Gross Improve	\$51,600
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$136,800	Municipal Total	\$136,800	School Total	\$136,800

Sale History Information

Date	Price	Document #	Type of Sales Transaction
08/27/2012	\$137,500	CA2737327	REJECT NOT SUITED SALE ANALYSIS
08/03/2011	\$156,000	CA2128632	REJECT NOT SUITED SALE ANALYSIS
03/01/1988	\$62,500	AB33230	IMPRV SINGLE PROP CASH TRANSAC

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