



Presented by:
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Maple Ridge, West Central

MLS# V1138295

Residential Attached

19 21555 DEWDNEY TRUNK RD, V2X 3G5

Active



List Price:	\$85,800	Previous Price:	
		Original Price:	\$85,800
Subdiv/Complex: RICHMOND COURT			
Frontage:		Approx Yr Bld:	1970
Depth/Size:		PID:	000-996-351
Lot SqFt:	0	Type:	Townhouse
Exposure:		Zoning:	RM-1
Stories in Bldg:	2	Taxes:	\$1,474 (2015)
Flood Plain:		If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	No
Fixtures Lsd:		Apprvl Req:	
Fixt Removed:			
View:			

Style of Home:	1 Storey, Upper Unit	Total Parking:	1	Covered Parking:	
Construction:	Frame - Wood	Parking Access:	Side		
Foundation:	Concrete Perimeter	Parking Facilities:	Open, Visitor Parking		
Exterior:	Mixed				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Tar & Gravel	Dist to Public Trans:	1/2 BLOC	Dist to School/Bus:	1 BLOCK
Renovations:	Partly	Units in Development:	48	Total Units in Strata:	
Flooring:	Laminate, Mixed	Locker:			
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	0	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:		Mortgage Info:	\$0		
Outdoor Area:	Sundeck(s)				
Mngmt Co:		Property Disclosure:	N - COURT ORDERED SALE		
Mngmt Ph:		Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Not Allowed		
		Maint Fee:	\$161.89		

Maint Charge Incl: **Garbage Pickup, Management**

Legal: **STRATA PL NWS23 LT 19 DL 245 NEW WESTMINSTER DISTRICT GROUP 1, TOGETHER WITHAN INTEREST IN THE COMI**
 Amenities: **Playground**
 Features Incl: **Refrigerator, Stove**

Site Influences: **Golf Course Nearby, 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	12' X 19'						
Main F.	Kitchen	6'2 X 10'						
Main F.	Master Bedroom	15' X 9'10						
Main F.	Storage	5' X 6'						

Floor Area (SqFt):		Total # Rooms:	4	Bathrooms	
Finished Floor Area Main:	550	Finished Levels:	1	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	550	Restricted Age:		5	
		# Pets / Cats; Dogs: 2 / Cats: Yes; Dogs: Yes		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	550			8	

Listing Broker(s): **(1) RE/MAX LifeStyles Realty**

Great location! Why rent when you can own? 1 Bedroom 1 bathroom with an open layout, all on one level. There is a playground in the complex. 2 cats or dogs of any size allowed. Close to schools, shopping and transit.



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Maple Ridge, West Central

MLS# V1139327

Residential Attached

103 22150 DEWDNEY TRUNK RD, V2X 3H6

Active



List Price:	\$179,000	Previous Price:	
		Original Price:	\$179,000
Subdiv/Complex: FALCON MANOR			
Frontage:		Approx Yr Bld:	2007
Depth/Size:		PID:	027-099-873
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:	N	Zoning:	RM4
Stories in Bldg:	4	Taxes:	\$1,734 (2014)
Flood Plain:	No	If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	Yes
Fixtures Lsd:	Y - COURT SALE, AS-IS WHERE-IS	Apprvl Req:	No
Fixt Removed:	Y - COURT SALE, AS-IS WHERE-IS		
View:	N		

Style of Home:	Ground Level Unit, Inside Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Stone, Vinyl				
Rain Screen:	Full	R/I Plumbing:	No		
Type of Roof:	Asphalt				
Renovations:		Dist to Public Trans:	1	Dist to School/Bus:	
Flooring:	Laminate, Tile	Units in Development:	58	Total Units in Strata:	58
Water Supply:	City/Municipal	Locker:	Yes		
Heat/Fuel:	Baseboard, Electric	Possession:			
No. of Fireplaces:	1	Title to Land:	Freehold Strata		
Fireplace Fuel:	Electric	Seller's Interest:	Court Ordered Sale		
Outdoor Area:	Fenced Yard, Patio(s)	Mortgage Info:	\$0		
		Property Disclosure:	N - COURT SALE, AS-IS WHERE-IS		
Mngmt Co:	FRASER MANAGEMENT	Bylaw Restrictions:	Pets Allowed w/Rest.		
Mngmt Ph:	604-466-7021	Maint Fee:	\$150.00		

Maint Charge Incl: **Gardening, Garbage Pickup, Management, Snow removal**

Legal: **PL BCS2391 LT 3 DL 397 LD 36 GROUP 1, TOGETHER WITH AN INTEREST IN THE COMMONPROPERTY IN PROPORT**
 Amenities: **In Suite Laundry, Storage**
 Features Incl: **Windows - Thermo**

Site Influences: **Central Location, Paved Road, 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.	Kitchen	10'4 X 10'10						
Main F.	Foyer	4'9 X 4'9						
Main F.	Dining	6'6 X 9'5						
Main F.	Living Room	12' X 20'						
Main F.	Laundry	3' X 6'						
Main F.	Master Bedroom	11'4 X 12'9						

Floor Area (SqFt):		Total # Rooms:	6	Bathrooms	
Finished Floor Area Main:	786	Finished Levels:	1	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	786	Restricted Age:		5	
		# Pets / Cats; Dogs:	1 / Cats: Yes; Dogs: Yes	6	
Unfinished Floor Area:	0	# or % Rentals:	3	7	
Grand Total Floor Area:	786			8	

Listing Broker(s): **(1) 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 door to the Dewdney Trunk-facing ground floor patio. 1 cat or 1 reasonable-sized dog allowed. Strata fee under \$150 a month. 3 rentals allowed in the building, currently full.



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Maple Ridge, East Central **MLS# V1130396** Residential Attached
103 11726 225 ST, V2X 6E4 **Active**



List Price:	\$179,900	Previous Price:	\$189,900
		Original Price:	\$209,900
Subdiv/Complex: ROYAL TERRACE			
Frontage:		Approx Yr Bld:	1989
Depth/Size:		PID:	009-460-349
Lot SqFt:	0	Type:	Townhouse
Exposure:		Age at List Date:	26
Stories in Bldg:		Zoning:	RII
Flood Plain:	No	Bedrooms:	3
Meas. Type:	Feet	Bathrooms:	2
Fixtures Lsd:		Full Baths:	2
Fixt Removed:		Half Baths:	0
View:	N	Taxes:	\$2,252 (2014)
		If New GST/HST Incl:	
		Tax Incl Utils:	No
		Apprvl Req'd:	

Style of Home:	Rancher/Bungalow w/Bsmt.	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Metal	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Mixed				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:		Locker:			
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Wood	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)				
Mngmt Co:		Property Disclosure:	N - COURT SALE		
Mngmt Ph:		Bylaw Restrictions:	Pets Allowed w/Rest.		
		Maint Fee:	\$205.80		

Maint Charge Incl:	Garbage Pickup, Management
Legal:	SL 35 DL 401 GRP 1 NWD SP NW316
Amenities:	In Suite Laundry
Features Incl:	
Site Influences:	

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12' X 11'						
Main F.	Kitchen	11' X 8'						
Main F.	Master Bedroom	13' X 10'						
Main F.	Master Bedroom	10' X 10'						
Main F.	Other	7'3 X 4'10						
Below	Recreation Room	20' X 18'						
Below	Bedroom	13' X 12'						
Below	Laundry	0' X 0'						
Below	Storage	12' X 5'						

Floor Area (SqFt):		Total # Rooms:	9	Bathrooms	
Finished Floor Area Main:	753	Finished Levels:	2	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	Full	2	3 Piece; Ensuite: N; Level: Below
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	784	Bsmt Height:		4	
Total Finished Floor Area:	1,537	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,537			8	

Listing Broker(s): **(1) RE/MAX 2000 Realty**

Royal Terrace. Spacious townhome living, one level with 2 bedrooms on main, Wood Burning F/P, large 32x6 deck plus a full basement with huge recroom, 2nd washroom, 3rd bedroom, laundry and storage. Covered parking stall directly below unit. Walking distance to Brickwood Park, Riverfront, shopping and transportation. Schedule A to accompany all offers. Needs some TLC but good value. Call LS to view.



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Maple Ridge, West Central
212 22277 122ND AV, V2X 3X8

MLS# V1138091

Residential Attached
Active



List Price:	\$194,300	Previous Price:	
		Original Price:	\$194,300
Subdiv/Complex: THE GARDENS			
Frontage:		Approx Yr Bld:	1995
Depth/Size:		PID:	019-147-210
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:		Zoning:	RM5
Stories in Bldg:		Taxes:	\$1,614 (2015)
Flood Plain:	No	If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	No
Fixtures Lsd:	N	Apprvl Req:	
Fixt Removed:	N		
View:	N		

Style of Home:	Upper Unit	Total Parking:	2	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Mixed, Stucco				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:	1/2 BLK	Dist to School/Bus:	
Renovations:		Units in Development:	40	Total Units in Strata:	40
Flooring:	Laminate, Mixed	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)				
Mngmt Co:	FRASER PROPERTY	Property Disclosure:	N - COURT ORDERED SALE		
Mngmt Ph:	604-466-7021	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
		Maint Fee:	\$332.37		

Maint Charge Incl:	Gardening, Garbage Pickup, Gas, Management
Legal:	PL LMS1802 LT 29 DL 399 LD 36 GROUP 1, TOGETHER WITH AN INTEREST IN THE COMMONPROPERTY IN PROPORT
Amenities:	Elevator, Garden
Features Incl:	
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	20' X 15'						
Main F.	Dining	10' X 10'						
Main F.	Kitchen	12' X 10'						
Main F.	Master Bedroom	16' X 9'4						
Main F.	Bedroom	12' X 12'						

Floor Area (SqFt):		Total # Rooms:	5	Bathrooms	
Finished Floor Area Main:	1,062	Finished Levels:	1	1	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,062	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,062			8	

Listing Broker(s): **(1) Macdonald Realty Ltd.(MplRd)**

SUNNY AND BRIGHT - 2 bdrm, 2 bath unit with open concept layout. Large windows let lots of light in. Huge patio perfect for those summer nights and for relaxing. Kitchen is open with lots of counter space and tons of cupboard space. Living room has laminate floors, crown moulding, baseboards. Slate tile in bathrooms. Both bedrooms have walk in closets and 2 full bathrooms. Lots of storage, plus 2 underground parking stalls. Just needs appliances and you move in!!! Easy to show!



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Maple Ridge, West Central

MLS# V1140087

Residential Attached

30 21550 CHERRINGTON AV, V2X 8S7

Active



List Price:	\$239,000	Previous Price:	
		Original Price:	\$239,000
Subdiv/Complex:		Approx Yr Bld:	1985
Frontage:		PID:	002-226-596
Depth/Size:		Type:	Townhouse
Lot SqFt:	0	Age at List Date:	30
Exposure:		Bedrooms:	3
Stories in Bldg:		Bathrooms:	2
Flood Plain:	No	Full Baths:	1
Meas. Type:		Half Baths:	1
Fixtures Lsd:	N		
Fixt Removed:	N		
View:	N		

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	Dist to Public Trans:	1 BLK	Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:	Laminate, Mixed	Locker:	No		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Forced Air	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Fenced Yard, Patio(s)				
Mngmt Co:	Self managed	Property Disclosure:	N - COURT ORDERED SALE		
Mngmt Ph:		Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Not Allowed		
		Maint Fee:	\$250.00		

Maint Charge Incl: **Gardening, Garbage Pickup, Management**

Legal: **PL NWS2014 LT 30 DL 247 LD 36 GROUP 1, TOGETHER WITH AN INTEREST IN THE COMMONPROPERTY IN PROPORT**
 Amenities: **None**
 Features Incl:

Site Influences: **Central Location, Private Setting, Private Yard, Recreation Nearby**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	18'8 X 12'4						
Main F.	Den	8' X 7'						
Main F.	Kitchen	9' X 8'6						
Main F.	Eating Area	10'6 X 10'						
Above	Master Bedroom	12'10 X 12'						
Above	Bedroom	10'6 X 10'						
Above	Bedroom	10' X 10'						

Floor Area (SqFt):		Total # Rooms:	7	Bathrooms	
Finished Floor Area Main:	637	Finished Levels:	2	1	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	590	Basement Area:	None	2	4 Piece; Ensuite: N; Level: Above
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,227	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,227			8	

Listing Broker(s): **(1) Macdonald Realty Ltd.(MplRd)**

WEST MAPLE RIDGE - 1/2 duplex style townhouse. Looking for a reno project? This one has a great floor plan: large livingroom, good size kitchen. Den could be an office or made into a huge pantry space. Mud room perfect for storage and single car garage which has been converted into a games area. Needs paint, flooring, and updates needed to kitchen and bathroom, but so much potential. Yard is huge and fenced, perfect for kids and any size Fido. On the quiet side, away from the highway noise. No rentals allowed but 2 pets with no size restriction. Small complex nestled in a private area but close to elementary & high schools, bus stops.



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Maple Ridge, East Central
3 12099 237 ST, V4R 2C3

MLS# V1125384

Residential Attached
Active



List Price:	\$239,900	Previous Price:	\$249,900
		Original Price:	\$279,000
Subdiv/Complex: GABRIOLA			
Frontage:		Approx Yr Bld:	1994
Depth/Size:		PID:	018-362-729
Lot SqFt:	0	Type:	Townhouse
Exposure:		Zoning:	MULTI
Stories in Bldg:		Taxes:	\$2,560 (2014)
Flood Plain:	No	If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	No
Fixtures Lsd:		Apprvl Req:	
Fixt Removed:			
View:	N		

Style of Home:	2 Storey	Total Parking:		Covered Parking:	
Construction:	Frame - Wood	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Open		
Exterior:	Mixed				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:		Dist to School/Bus:	
Renovations:	Partly	Units in Development:		Total Units in Strata:	119
Flooring:	Mixed	Locker:			
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Electric, Natural Gas	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Patio(s)				
Mngmt Co:	Bayside	Property Disclosure:	N - SCHEDULE A TO BE ATTACHED		
Mngmt Ph:	604-432-7774	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
		Maint Fee:	\$230.89		

Maint Charge Incl: **Gardening, Management**

Legal: **PL LMS988 LT 3 LD 36 SEC 21 TWP 12 GROUP 1, TOGETHER WITH AN INTEREST IN THE COMMONPROPERTY I**
 Amenities: **In Suite Laundry, Playground**
 Features Incl:

Site Influences: **Recreation Nearby**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14'8 X 10'9						
Main F.	Kitchen	10'9 X 8'						
Main F.	Eating Area	8' X 7'						
Main F.	Family Room	14' X 10'						
Above	Master Bedroom	16' X 11'						
Above	Bedroom	11' X 10'						
Above	Bedroom	10' X 8'6						

Floor Area (SqFt):		Total # Rooms:	7	Bathrooms	
Finished Floor Area Main:	548	Finished Levels:	2	1	4 Piece; Ensuite: N; Level: Above
Finished Floor Area Up:	754	Basement Area:	None	2	3 Piece; Ensuite: Y; Level: Above
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,302	Restricted Age:		5	
		# Pets / Cats; Dogs:	2 / Cats: Yes; Dogs: Yes	6	
Unfinished Floor Area:	0	# or % Rentals:	10	7	
Grand Total Floor Area:	1,302			8	

Listing Broker(s): **(1) RE/MAX 2000 Realty**

GABRIOLA, great location for this 3bd Townhouse. 2 full baths, some hardwood flooring. Rear entrance leads out to big fenced yard with access directly to the street, great for extra parking. Schedule A to be included with all offers. Floor size does not include finished garage of 210 sq ft. Offers welcome.



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Pitt Meadows, Central Meadows

MLS# V1127979

Residential Attached

5 19236 119TH AV, V3Y 2E8

Active



List Price:	\$249,000	Previous Price:	\$270,000
		Original Price:	\$285,000
Subdiv/Complex:		Approx Yr Bld:	9999
Frontage:		PID:	012-649-091
Depth/Size:		Type:	Townhouse
Lot SqFt:	0	Age at List Date:	999
Exposure:		Zoning:	RM-1
Stories in Bldg:		Bedrooms:	2
Flood Plain:		Bathrooms:	3
Meas. Type:		Full Baths:	2
Fixtures Lsd:		Half Baths:	1
Fixt Removed:		Taxes:	\$2,934 (2014)
View:		If New GST/HST Incl:	No
		Tax Incl Utils:	No
		Apprvl Req:	

Style of Home:	2 Storey	Total Parking:	2	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Single		
Exterior:	Vinyl				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	8
Flooring:	Wall/Wall/Mixed	Locker:			
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Forced Air, Natural Gas	Title to Land:	Freehold Strata		
No. of Fireplaces:	2	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Fenced Yard, Sundeck(s)				
Mngmt Co:	SELF MANAGED	Property Disclosure:	N - COURT ORDERED SALE		
Mngmt Ph:	604-551-3979	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed		
		Maint Fee:	\$200.00		

Maint Charge Incl:	Other
Legal:	PL NWS2909 LT 5 DL 283 LD 36 GROUP 1 NWD TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY
Amenities:	None
Features Incl:	
Site Influences:	Central Location, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	19'6" X 12'						
Main F.	Dining	11' X 8'4"						
Main F.	Kitchen	12' X 12'						
Main F.	Family Room	12'9" X 9'6"						
Above	Master Bedroom	13' X 13'						
Above	Bedroom	12'5" X 12'						
Above	Den	9'6" X 8'6"						
Above	Walk-In Closet	5' X 5'						

Floor Area (SqFt):		Total # Rooms:	8	Bathrooms	
Finished Floor Area Main:	900	Finished Levels:	2	1	2 Piece; Ensuite: N; Level: Above
Finished Floor Area Up:	650	Basement Area:	Crawl	2	4 Piece; Ensuite: N; Level: Above
Finished Floor Area Down:	0			3	3 Piece; Ensuite: Y; Level: Above
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,550	Restricted Age:		5	
		# Pets / Cats; Dogs:	2 / Cats: Yes; Dogs: Yes	6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,550			8	

Listing Broker(s): **(1) RE/MAX LifeStyles Realty**

PRICE SLASHED! This Willow Park townhome is an end unit and attached just by a garage. 3 bedrooms up and 2 1/2 bathrooms. The den has a sliding door to a private deck and just needs a closet to be the 3rd bedroom. Located in central Pitt Meadows that is an easy walk to schools, amenities and the West Coast Express.



Presented by:
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Maple Ridge, Cottonwood MR

MLS# V1136316

Residential Attached

17 11355 COTTONWOOD DR, V2X 2C6

Active



List Price:	\$359,000	Previous Price:	\$379,000
		Original Price:	\$379,000
Subdiv/Complex:		Approx Yr Bld:	1993
Frontage:		PID:	018-569-188
Depth/Size:		Type:	Townhouse
Lot SqFt:	0	Age at List Date:	22
Exposure:		Zoning:	RES
Stories in Bldg:		Taxes:	\$3,602 (2015)
Flood Plain:		If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	
Fixtures Lsd:		Apprvl Req:	
Fixt Removed:			
View:	Y - GREENBELT		

Style of Home:	2 Storey w/ Bsmt.	Total Parking:	4	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Add. Parking Avail., Garage; Double		
Exterior:	Brick, Vinyl	R/I Plumbing:	Yes		
Rain Screen:		Reno Year:		Dist to Public Trans:	
Type of Roof:	Asphalt			Units in Development:	22
Renovations:				Locker:	
Flooring:	Laminate, Mixed			Possession:	
Water Supply:	City/Municipal			Title to Land:	Freehold Strata
Heat/Fuel:	Forced Air, Natural Gas	R/I Fireplaces:		Seller's Interest:	Court Ordered Sale
No. of Fireplaces:	2			Mortgage Info:	\$0
Fireplace Fuel:	Gas - Natural	Property Disclosure:	N - COURT ORDERED SALE		
Outdoor Area:	Balcony(s); Patio(s) or Deck(s), Patio(s), Sundeck(s)	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
Mngmt Co:	PROFILE PROPERTIES				
Mngmt Ph:	604-464-7548	Maint Fee:	\$275.00		

Maint Charge Incl: **Caretaker, Garbage Pickup, Management**

Legal: **PL LMS1184 LT 17 LD 36 SEC 16 TWP 12 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION**
 Amenities: **Playground**
 Features Incl: **Dishwasher, Refrigerator, Security - RI, Vacuum Blt. In, Vaulted Ceiling**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16' X 12'	Bsmt	Games Room	24'6 X 11'			
Main F.	Dining	10' X 9'						
Main F.	Kitchen	10' X 10'						
Main F.	Family Room	16' X 14'						
Main F.	Laundry	7' X 5'						
Above	Master Bedroom	14' X 12'						
Above	Bedroom	13' X 9'						
Above	Bedroom	10' X 10'						
Bsmt	Recreation Room	22' X 11'						
Bsmt	Media Room	19' X 19'						

Floor Area (SqFt):	Total # Rooms:	11	Bathrooms
Finished Floor Area Main:	Finished Levels:	3	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	Basement Area:	Full, Fully Finished	2 4 Piece; Ensuite: Y; Level: Above
Finished Floor Area Down:			3 3 Piece; Ensuite: N; Level: Above
Finished Floor Area Bsmt:	Bsmt Height:		4 4 Piece; Ensuite: N; Level: Bsmt
Total Finished Floor Area:	Restricted Age:		5
	# Pets / Cats; Dogs:		6
Unfinished Floor Area:	# or % Rentals:		7
Grand Total Floor Area:			8

Listing Broker(s): **(1) Royal LePage - Brookside Rlty.**

COTTONWOOD TERRACE! Rarely available 3100 sqft 2 storey townhouse, with a massive walkout basement and backyard facing greenbelt. 3 bedrooms upstairs and the master has private ensuite. Big kitchen with livingroom attached. Dining room just off the kitchen and the main floor family room that has vaulted two storey ceiling. Huge basement has a well sound proofed media room, games room, rec, room and 4 piece bathroom. Double garage with lots of parking. Measurements are approx, Buyer to verify if important.