



Presented by:
Luis E Ayala PREC*
 Metro Edge Realty
 Phone: 604-551-4418
 www.luisayala.ca
 luisayala@shaw.ca



Active
R2105355

Board: V
 Townhouse

2 13819 232 STREET

Maple Ridge
 Silver Valley
 V4R 0C7

Residential Attached

\$425,000 (LP)

(SP)



Sold Date: _____ Frontage (feet): _____ Original Price: **\$435,000**
 Meas. Type: **Feet** Frontage (metres): _____ Approx. Year Built: **2010**
 Depth / Size (ft.): _____ Bedrooms: **3** Age: **6**
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **RM 1**
 Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$2,560.04**
 Approval Req?: **No** Half Baths: **1** For Tax Year: **2016**
 Exposure: _____ Maint. Fee: **\$198.36** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: _____ P.I.D.: **028-281-268**
 Mgmt. Co's Name: **ASSICUA BC** Tour: _____
 Mgmt. Co's Phone: **604-591-6060**
 View: **No :**
 Complex / Subdiv: **BRIGHTON**
 Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Mixed, Vinyl, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen: **Full**
 Renovations: _____
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Electric**
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **1** Parking Access: **Rear**
 Parking: **Garage; Single**
 Locker: **N**
 Dist. to Public Transit: _____
 Units in Development: **145**
 Title to Land: **Freehold Strata**
 Seller's Interest: **Court Ordered Sale**
 Property Disc.: **No**
 Fixtures Leased: **No :**
 Fixtures Rmvd: _____
 Floor Finish: **Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Snow removal**
 Legal: **STRATA PL BCS3895 STRATA LT 2 SEC 32 TWP 12 NEW WESTMINSTER DISTRICT**

Amenities: **None**

Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 15'			x			x
Main	Kitchen	11' x 10'			x			x
Main	Dining Room	11'5 x 11'5			x			x
Above	Master Bedroom	12' x 11'6			x			x
Above	Bedroom	9'10 x 9'			x			x
Above	Bedroom	11' x 8'4			x			x
Bsmt	Den	10' x 9'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 640	# of Rooms: 7	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 663	Crawl/Bsmt. Height:			1	Above	3	Yes	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Above	4	No	Workshop/Shed:
Finished Floor (Basement): 235	# of Pets:	Cats:	Dogs:	3	Bsmt	2	No	Pool:
Finished Floor (Total): 1,538 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: Pets Allowed w/Rest., Rentals			5				Door Height:
Unfinished Floor: 0	Allowed			6				
Grand Total: 1,538 sq. ft.	Basement: Fully Finished			7				
				8				

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

Welcome to Brighton, a very desirable townhouse complex in the Silver Valley area of Maple Ridge. This bright spacious 3 bdrm, 3 bath townhouse is already for a new family. Open concept living with lots of natural light. Spacious rooms on the main with a full dining and living room and a well appointed kitchen with granite counters. There is quality laminate on the main floor and a cozy fireplace for those winter nights. There is a bathroom down and a den and a single garage door with additional carport parking. Complex allows rentals so also a great investment. Call today for your personal tour!