



Presented by:  
**Mylyne Santos PREC\***

Stonehaus Realty Corp.  
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**Active**  
**R2667412**  
Board: V  
Apartment/Condo

**505 11671 FRASER STREET**

Maple Ridge  
East Central  
V2X 6C4

Residential Attached

**\$399,900** (LP)

(SP)



Sold Date: If new, GST/HST inc?:  
Meas. Type: Bedrooms: **2**  
Frontage(feet): Bathrooms: **1**  
Frontage(metres): Full Baths: **1**  
Depth / Size (ft.): Half Baths: **0**  
Sq. Footage: **0.00**  
Flood Plain: P.I.D.: **018-032-788**  
View: **Yes :FRASER RIVER, MT BAKER**  
Complex / Subdiv: **BEL MAR TERRACE**  
Services Connctd: **Electricity, Sanitary Sewer, Water**

Original Price: **\$399,900**  
Approx. Year Built: **1993**  
Age: **29**  
Zoning: **RM-2**  
Gross Taxes: **\$2,396.33**  
For Tax Year: **2021**  
Tax Inc. Utilities?: **No**  
Tour:

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Upper Unit**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Vinyl, Wood**  
Foundation: **Concrete Perimeter**

Renovations: Reno. Year:  
# of Fireplaces: R.I. Fireplaces:  
Fireplace Fuel: Rain Screen:  
Fuel/Heating: **Electric** Metered Water:  
Outdoor Area: **Balcony(s)** R.I. Plumbing:  
Type of Roof: **Asphalt**

Total Parking: **1** Covered Parking: **1** Parking Access:  
Parking: **Garage Underbuilding**  
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **Yes: FORECLOSURE**  
Fixtures Rmvd: **Yes: FORECLOSURE**  
Floor Finish: **Laminate, Mixed, Carpet**

Legal: **STRATA LOT 33, PLAN LMS683, DISTRICT LOT 398, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Elevator, Shared Laundry, Wheelchair Access**

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

Finished Floor (Main): **689**  
Finished Floor (Above): **0**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **689 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **689 sq. ft.**

Units in Development:  
Exposure: **South**  
Mgmt. Co's Name: **CORNERSTONE PARK REALTY**  
Maint Fee: **\$315.51**  
Maint Fee Includes: **Garbage Pickup, Gardening, Management**

Tot Units in Strata: Locker: **No**  
Storeys in Building:  
Mgmt. Co's #: **604-791-1440**  
Council/Park Apprv?:

Suite:  
Basement: **None**  
Crawl/Bsmt. Ht: # of Levels: **1**  
# of Kitchens: **1** # of Rooms: **5**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**  
Restricted Age: # of Pets: **1**  
# or % of Rentals Allowed:  
Short Term(<1yr)Rnt/Lse Alwd?: **No**  
Short Term Lse-Details:

Cats: **Yes** Dogs: **Yes**

| Floor | Type           | Dimensions    | Floor | Type | Dimensions | Bath | Floor | # of Pieces | Ensuite? |
|-------|----------------|---------------|-------|------|------------|------|-------|-------------|----------|
| Main  | Living Room    | 11'6" x 14'9" |       |      | x          | 1    | Main  | 4           | No       |
| Main  | Dining Room    | 7'8" x 8'     |       |      | x          | 2    |       |             |          |
| Main  | Kitchen        | 8' x 8'       |       |      | x          | 3    |       |             |          |
| Main  | Master Bedroom | 13' x 11'     |       |      | x          | 4    |       |             |          |
| Main  | Bedroom        | 8' x 9'       |       |      | x          | 5    |       |             |          |
|       |                | x             |       |      | x          | 6    |       |             |          |
|       |                | x             |       |      | x          | 7    |       |             |          |
|       |                | x             |       |      | x          | 8    |       |             |          |

Listing Broker(s): **RE/MAX LIFESTYLES REALTY**

**TOP FLOOR, SOUTH FACING, 2 bedroom, one bathroom apartment. View of the Fraser River, green space and Mt. Baker makes this bright unit a prime spot in the building. Laminate floors in main living space, carpets in the bedrooms, and a spacious living and dining room. A little TLC and it's ready for you to call it home! A 5 min walk to the West Coast Express, easy access to shops, public amenities, bus loop, restaurants and parks. Enjoy the view of the river from your patio! Call your Realtor today to book a showing.**