



Presented by:
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Active
R2667412
 Board: V
 Apartment/Condo

505 11671 FRASER STREET

Maple Ridge
 East Central
 V2X 6C4

Residential Attached

\$359,900 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$399,900
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1993
Frontage(feet):	Bathrooms: 1	Age: 29
Frontage(metres):	Full Baths: 1	Zoning: RM-2
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,396.33
Sq. Footage: 0.00		For Tax Year: 2021
Flood Plain:	P.I.D.: 018-032-788	Tax Inc. Utilities?: No
View: Yes :FRASER RIVER, MT BAKER		Tour:
Complex / Subdiv: BEL MAR TERRACE		
First Nation Reserve:		
Services Connctd: Electricity, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
 # of Fireplaces: R.I. Fireplaces:
 Fireplace Fuel:
 Fuel/Heating: **Electric**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

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**

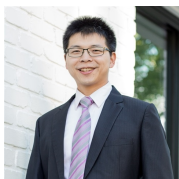
Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features:

Finished Floor (Main): 689	Units in Development:	Tot Units in Strata:	Locker: No
Finished Floor (Above): 0	Exposure: South	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: CORNERSTONE PARK REALTY	Mgmt. Co's #: 604-791-1440	
Finished Floor (Below): 0	Maint Fee: \$315.51	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Management		
Finished Floor (Total): 689 sq. ft.			
Unfinished Floor: 0			
Grand Total: 689 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Suite:	Restricted Age:	# of Pets: 1	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		
# of Levels: 1			
# of Rooms: 5			

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.



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Active
R2672682
 Board: V
 Apartment/Condo

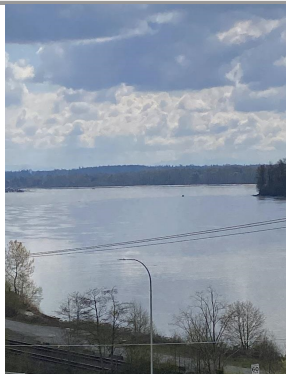
307 11566 224 STREET

Maple Ridge
 East Central
 V2X 9C9

Residential Attached

\$449,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$499,999
Meas. Type: Feet	Bedrooms: 1	Approx. Year Built: 2013
Frontage(feet):	Bathrooms: 1	Age: 9
Frontage(metres):	Full Baths: 1	Zoning: APT
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,092.50
Sq. Footage: 0.00		For Tax Year: 2021
Flood Plain:	P.I.D.: 029-112-826	Tax Inc. Utilities?:
View: Yes :AMAZING VIEW OF FRASER RIVER	Tour:	
Complex / Subdiv: CASCADA		
First Nation Reserve:		
Services Connctd: Electricity, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Electric**
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Sundeck(s)**
 Type of Roof: **Other**

Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing: **No**

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
 Parking: **Visitor Parking**
 Dist. to Public Transit: **1 BLOCK** Dist. to School Bus:
 Title to Land: **Freehold Strata**
 Property Disc.: **No**
 Fixtures Leased: **No : SOLD AS IS WHERE IS**
 Fixtures Rmvd: **No : SOLD AS IS WHERE IS**
 Floor Finish: **Laminate, Wall/Wall/Mixed**

Legal: **STRATA LOT 24 DISTRICT LOT 398 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS1095 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Elevator, In Suite Laundry**

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

Finished Floor (Main): 682	Units in Development: 35	Tot Units in Strata: 35 Locker: Yes
Finished Floor (Above): 0	Exposure: Southwest	Storeys in Building: 4
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: REMI	Mgmt. Co's #: 604-530-9944
Finished Floor (Below): 0	Maint Fee: \$321.07	Council/Park Apprv?: No
Finished Floor (Basement): 0	Maint Fee Includes: Gardening, Hot Water, Management	
Finished Floor (Total): 682 sq. ft.		
Unfinished Floor: 0		
Grand Total: 682 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns	
Suite: None	Restricted Age:	# of Pets: 2 Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed:	
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: No	
# of Kitchens: 1	Short Term Lse-Details:	
# of Levels: 1		
# of Rooms: 7		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	7'9 x 4'3			x	1	Main	4	No
Main	Living Room	12'7 x 11'10			x	2			
Main	Den	10'10 x 8'11			x	3			
Main	Kitchen	10' x 9'			x	4			
Main	Master Bedroom	12'3 x 9'4			x	5			
Main	Laundry	6'5 x 2'9			x	6			
Main	Dining Room	11'10 x 7'0			x	7			
		x			x	8			

Listing Broker(s): **Royal LePage West Real Estate Services**

WOW!! UNOBSTRUCTED VIEW OF FRASER RIVER. Unit is a south west corner suit that offers loads of nature light. Prime 1 bedroom plus den unit in a great location for commuters or quick access to shopping/restaurants and the downtown core of Maple Ridge. Unit offers crown moldings, high ceilings, floor to ceiling windows, engineered wood floors, electric fireplace, white panel cabinets, quartz counters, porcelain tiles plus more. The den is a unique open wall concept into the formal living room with large corner windows on both walls. Living room with access door to the deck which looks out at the view, perfect for a morning coffee or evening glass of wine while enjoying the view of the river right in front of you. Stunning sunrises and sunsets for your living enjoyment.