



Presented by:

Micky Kandola

Royal LePage - Wolstencroft

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Active
R2667412
Board: V
Apartment/Condo

505 11671 FRASER STREET

Maple Ridge

East Central

V2X 6C4

Residential Attached

\$379,900 (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	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	Bath
Main	Living Room	11'6" x 14'9"	1
Main	Dining Room	7'8" x 8'	2
Main	Kitchen	8' x 8'	3
Main	Master Bedroom	13' x 11'	4
Main	Bedroom	8' x 9'	5
			6
			7
			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

\$489,900 (LP)

(SP)



Sold Date:

Meas. Type: **Feet**

Frontage(feet):

Frontage(metres):

Depth / Size (ft.):

Sq. Footage: **0.00**

Flood Plain:

View:

Complex / Subdiv: **CASCADA**

Services Connctd: **Electricity, Sanitary Sewer, Water**

If new, GST/HST inc?:

Bedrooms: **1**

Bathrooms: **1**

Full Baths: **1**

Half Baths: **0**

P.I.D.: **029-112-826**

Original Price: **\$499,999**

Approx. Year Built: **2013**

Age: **9**

Zoning: **APT**

Gross Taxes: **\$2,092.50**

For Tax Year: **2021**

Tax Inc. Utilities?:

Tour:

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**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **682 sq. ft.**
Unfinished Floor: **0**
Grand Total: **682 sq. ft.**

Units in Development: **35**

Exposure: **Southwest**

Mgmt. Co's Name: **REMI**

Maint Fee: **\$321.07**

Maint Fee Includes: **Gardening, Hot Water, Management**

Tot Units in Strata: **35** Locker: **Yes**

Storeys in Building: **4**

Mgmt. Co's #: **604-530-9944**

Council/Park Apprv?: **No**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**

Restricted Age:

of Pets: **2**

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

or % of Rentals Allowed:

Short Term(<1yr)Rnt/Lse Alwd?: **No**

Short Term Lse-Details:

Suite: **None**

Basement: **None**

Crawl/Bsmt. Ht:

of Levels: **1**

of Kitchens: **1**

of Rooms: **7**

Floor	Type	Dimensions
Main	Foyer	7'9 x 4'3
Main	Living Room	12'7 x 11'10
Main	Den	10'10 x 8'11
Main	Kitchen	10' x 9'
Main	Master Bedroom	12'3 x 9'4
Main	Laundry	6'5 x 2'9
Main	Dining Room	11'10 x 7'0

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x

Bath	Floor	# of Pieces	Ensuite?
1	Main	4	No
2			
3			
4			
5			
6			
7			
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.