



Presented by:
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Active
R2846512
Board: V
Apartment/Condo

401 22290 NORTH AVENUE

Maple Ridge
West Central
V2X 8Z8

Residential Attached

\$474,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?:
Meas. Type: Bedrooms: **2**
Frontage(feet): Bathrooms: **2**
Frontage(metres): Full Baths: **2**
Depth / Size (ft.): Half Baths: **0**
Sq. Footage: **0.00**
Flood Plain: **No** P.I.D.: **027-920-674**
View: **Yes :yes**
Complex / Subdiv: **SOLO**
First Nation
Services Connctd: **Electricity, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Original Price: **\$474,000**
Approx. Year Built: **2009**
Age: **15**
Zoning: **APT**
Gross Taxes: **\$2,199.50**
For Tax Year: **2022**
Tax Inc. Utilities?: **No**
Tour:

Style of Home: **1 Storey, Corner Unit**
Construction: **Frame - Wood**
Exterior: **Vinyl, Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Electric**
Fuel/Heating: **Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Torch-On**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**
Parking: **Garage Underbuilding**
Dist. to Public Transit: **1/2 block** Dist. to School Bus: **1/2 block**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **Yes: Court Ordered Sale**
Fixtures Rmvd: **Yes: Court Ordered Sale**
Floor Finish: **Wall/Wall/Mixed**

Legal: **STRATA LOT 29, PLAN BCS3442, 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 V**

Amenities: **None, Wheelchair Access**

Site Influences: **Central Location, Lane Access, Paved Road**
Features:

Finished Floor (Main): **884**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **884 sq. ft.**
Unfinished Floor: **0**
Grand Total: **884 sq. ft.**

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **9**

Units in Development: **37**
Exposure: **North**
Mgmt. Co's Name: **Fraser Property Management**
Maint Fee: **\$552.97**
Maint Fee Includes: **Caretaker, Gardening**

Tot Units in Strata: **37** Locker:
Storeys in Building: **4**
Mgmt. Co's #: **604-466-7021**
Council/Park Apprv?:

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed, Smoking Restrictions**
Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions
Main	Foyer	15'3" x 5'
Main	Other	9'0" x 4'11"
Main	Laundry	3'6" x 3'6"
Main	Kitchen	10'7" x 9'
Main	Other	4'11" x 8'
Main	Bedroom	10'9" x 9'2"
Main	Primary Bedroom	11'8" x 10'5"
Main	Dining Room	13'2" x 7'2"

Floor	Type	Dimensions
Main	Living Room	11' x 10'
		x
		x
		x
		x
		x
		x
		x

Bath	Floor	# of Pieces	Ensuite?
1	Main	4	Yes
2	Main	4	No
3			
4			
5			
6			
7			
8			

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

Court Ordered Foreclosure. 2 Bedroom & 2 Bathroom 4th floor corner unit facing mountains. All Measurements By Fab Floor Plans. The unit is a little untidy and will need remodeling. It is a perfect project for that handyman client. Two generous-sized bedrooms on opposite sides for privacy. One secure underground parking. Pet-friendly & in-suite laundry. All within easy walking distance to transportation, shopping & amenities. All Strata Docs are Now Available. Photo Link is also available. All new bids before Feb. 27 by 4:00 p.m. Court date Feb. 29. Accepted price. \$474,000. Thanks, Luke.