



Presented by:
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Active
R2011673

Board: V
 Townhouse

52 22488 116 AVENUE

Maple Ridge
 East Central
 V2X 0X6

Residential Attached

\$329,900 (LP)

(SP)



Sold Date: Frontage (feet): Approx. Year Built: **1992**
 Meas. Type: Frontage (metres): Age: **23**
 Depth / Size (ft.): Bedrooms: **3** Zoning: **RM-4**
 Lot Area (sq.ft.): **0.00** Bathrooms: **4** Gross Taxes: **\$3,298.16**
 Flood Plain: **No** Full Baths: **2** For Tax Year: **2015**
 Approval Req?: **No** Half Baths: **2** Tax Inc. Utilities?: **Yes**
 Exposure: **East** Maint. Fee: **\$226.00** P.I.D.: **017-794-200**
 If new, GST/HST inc?:
 Mgmt. Co's Name: **SELF**
 Mgmt. Co's Phone:
 View: **Yes: PARK & RIVER**
 Complex / Subdiv: **RICHMOND HILL**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Brick, Stucco**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:
 # of Fireplaces: **3**

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double**
 Locker: **N**
 Dist. to Public Transit: **3 BLOCKS**
 Units in Development: **53**
 Title to Land: **Freehold Strata**
 Seller's Interest: **Court Ordered Sale**
 Property Disc.: **No**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Snow removal**
 Legal: **PL NWS3383 LT 52 DL 398 LD 36**

Amenities: **None**

Site Influences:
 Features: **Dishwasher, Garage Door Opener, Windows - Thermo**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 11'10"			x			x
Main	Dining Room	11'8 x 8'10"			x			x
Main	Kitchen	12'5 x 10'11"			x			x
Main	Foyer	6' x 6'			x			x
Above	Master Bedroom	17' x 13'10"			x			x
Above	Bedroom	12'6 x 11'1"			x			x
Above	Bedroom	10'5 x 10'			x			x
Below	Recreation	23'4 x 15'			x			x
		x			x			
		x			x			

Finished Floor (Main):	696	# of Rooms: 8	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	921	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below):	580	Restricted Age: 19+			2	Above	5	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3	Above	4	No	Pool:
Finished Floor (Total):	2,197 sq. ft.	# or % of Rentals Allowed:			4	Below	2	No	Garage Sz: 17'5 X 19'5
		Bylaw Restrict: Age Restrictions			5				Door Height:
Unfinished Floor:	363				6				
Grand Total:	2,560 sq. ft.	Basement: Fully Finished			7				
					8				

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

RE/MAX LifeStyles Realty

RICHMOND HILL. Three bdrm 4 bath rm unit with DOUBLE GARAGE, and overlooking park. Great river VIEW. East facing decks for sunrise & morning coffee. 5 piece ensuite with dble sinks, jetted tub & cozy see through gas fireplace. Central location. Near West Coast Express station, town center with shopping & recreation. (A 19+complex). Many recent upgrades to complex including roofs. Measurements are approx. and should be verified by the Buyer if important to them.