



Presented by:

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Active
R3084939
Board: V
House/Single Family

11222 243B STREET

Maple Ridge
Cottonwood MR
V2W 1H5

Residential Detached
\$1,374,900 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,399,900
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 2017
Frontage(feet): 12.41	Bathrooms: 4	Age: 9
Frontage(metres): 3.78	Full Baths: 3	Zoning: RS-1
Depth / Size: 39.5	Half Baths: 1	Gross Taxes: \$7,436.98
Lot Area (sq.ft.): 4,723.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.11	P.I.D.: 030-055-806	Tax Inc. Utilities?: No
Flood Plain:	View: :	Tour:
Complex/Subdiv:	First Nation Reserve:	
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 2 Storey w/ Bsmt.	Total Parking: 6	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Mixed	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	Land Lease Expiry Year:
Renovations:	Title to Land: Freehold NonStrata		
# of Fireplaces: 1	Property Disc.: Yes		
R.I. Fireplaces:	Fixtures Leased: No		
Fireplace Fuel: Electric	Fixtures Rmvd: No		
Fuel/Heating: Forced Air	Floor Finish:		
Outdoor Area: Fenced Yard, Patio(s) & Deck(s)			
Type of Roof: Asphalt			

Legal: **LOT 4, PLAN EPP62331, SECTION 15, TOWNSHIP 12, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry, Storage**
Site Influences: **Central Location, Private Setting, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,122	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,236	Main	Living Room	15'7 x 14'1	Below	Family Room	15' x 13'2	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	15'7 x 9'8	Below	Recreation Room	12'11 x 15'6	Main 2
Finished Floor (Below):	1,007	Main	Kitchen	15'3 x 11'3	Below	Bedroom	13'11 x 10'2	Above 5
Finished Floor (Basement):	0	Main	Flex Room	10'1 x 10'5	Below	Bedroom	10'4 x 10'6	Above 3
Finished Floor (Total):	3,365sq. ft.	Main	Laundry	8' x 6'2	Below	Walk-In Closet	4' x 4'11	Below 3
Unfinished Floor:	0	Main	Foyer	5' x 8'11			x	
Grand Total:	3,365sq. ft.			x			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	15'4 x 15'6			x	
Suite: Unauthorized Suite		Above	Walk-In Closet	6' x 6'5			x	
Basement: Full		Above	Bedroom	11'10 x 10'			x	
		Above	Bedroom	10'10 x 15'			x	
		Above	Bedroom	13'10 x 11'5			x	
				x			x	

Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: 1	# of Rooms: 16	MHR#:	CSA/BCE:	Maint. Fee:
		ByLaw Restrictions:		

Listing Broker(s): **Stonehaus Realty Corp.**

Step inside this beautiful 6-bedroom, 4-bath home, built in 2017 and designed with family living in mind. The bright and spacious main floor features an inviting flex room and open-concept living areas perfect for entertaining. Upstairs, you'll find 4 generous bedrooms, including a relaxing primary suite. Enjoy peace of mind with a newly installed furnace for added comfort and efficiency. The fully finished basement offers a separate entrance, large rec room, wet bar, family room, and 2 bedrooms—perfect for guests or easily converted into a mortgage helper. Enjoy the private, fully fenced yard, ideal for kids, pets, and summer gatherings. Modern, warm, and move-in ready! Open House Saturday, May 9 from 2-3pm