



Presented by:  
**Mylyne Santos PREC\***

**Mylyne & Associates**  
Stonehaus Realty Corp.  
Phone: 604-723-2000  
<http://www.mylyne.com>  
[info@mylyne.com](mailto:info@mylyne.com)



**Active**  
**R3053123**  
Board: V  
House/Single Family

**11222 243B STREET**

Maple Ridge  
Cottonwood MR  
V2W 1H5

Residential Detached

**\$1,399,900** (LP)   
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,449,900</b>
Meas. Type: <b>Metres</b>	Bedrooms: <b>6</b>	Approx. Year Built: <b>2017</b>
Frontage(feet): <b>29.30</b>	Bathrooms: <b>4</b>	Age: <b>8</b>
Frontage(metres): <b>8.93</b>	Full Baths: <b>3</b>	Zoning: <b>RS-1</b>
Depth / Size: <b>39.22</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$7,436.98</b>
Lot Area (sq.ft.): <b>4,723.00</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.11</b>	P.I.D.: <b>030-055-806</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>	
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **2 Storey w/ Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Electric**  
Fuel/Heating: **Forced Air**  
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double**  
Driveway Finish:  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **Yes** Land Lease Expiry Year:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish:

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: <b>None</b>		Above	Walk-In Closet	6' x 6'5			x		
Basement: <b>Full</b>		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: <b>3</b>	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: <b>1</b>	# of Rooms: <b>16</b>	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

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

**Step inside this beautiful, bright, corner 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. 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 -Listed below Assessed Value! <https://youtu.be/1uOYuHea-84?si=5KYeZAPQ33IXNL51>**