



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

**Mylyne & Associates**  
Stonehaus Realty Corp.  
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**Active**  
**R3094687**  
Board: V  
Apartment/Condo

**206 2277 122 AVENUE**

Maple Ridge  
West Central  
V2X 3X8

Residential Attached

**\$369,900** (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: <b>\$379,900</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>1</b>	Approx. Year Built: <b>1994</b>
Frontage(feet): <b>0.00</b>	Bathrooms: <b>1</b>	Age: <b>32</b>
Frontage(metres): <b>0.00</b>	Full Baths: <b>1</b>	Zoning: <b>RM5</b>
Depth / Size (ft.): <b>0.0</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$2,444.91</b>
Sq. Footage: <b>0.00</b>	P.I.D.: <b>019-147-155</b>	For Tax Year: <b>2025</b>
Flood Plain: <b>No</b>	View: <b>:</b>	Tax Inc. Utilities?: <b>Yes</b>
Complex / Subdiv: <b>First Nation</b>	Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>	Tour: <b>Virtual Tour URL</b>
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **Inside Unit, Rancher/Bungalow**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Gas - Natural**  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Tar & Gravel**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Underground**  
Dist. to Public Transit: **1 BLK** Dist. to School Bus: **3 BLK**  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **:**  
Fixtures Rmvd: **:**  
Floor Finish: **Mixed**

Legal: **STRATA LOT 23, PLAN LMS1802, DISTRICT LOT 399, 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 OR V, AS APPROPRIATE**

Amenities: **Elevator, Garden, In Suite Laundry, Independent living**  
Site Influences: **Central Location, Gated Complex, Recreation Nearby, Shopping Nearby**  
Features: **Garage Door Opener**

Finished Floor (Main): <b>807</b>	Units in Development: <b>41</b>	Tot Units in Strata: <b>41</b>	Locker: <b>Yes</b>
Finished Floor (Above): <b>0</b>	Exposure:	Storeys in Building: <b>3</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>Paradigm Management</b>	Mgmt. Co's #: <b>604-229-8116</b>	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$467.44</b>	Council/Park Apprv?: <b>No</b>	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Garbage Pickup, Gardening, Management, Snow removal</b>		
Finished Floor (Total): <b>807 sq. ft.</b>			
Unfinished Floor: <b>0</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>		
Grand Total: <b>807 sq. ft.</b>	Restricted Age:	# of Pets: <b>1</b>	Cats: <b>Yes</b> Dogs: <b>Yes</b>
Suite: <b>None</b>	# or % of Rentals Allowed:		
Basement: <b>None</b>	Short Term (<1yr)Rnt/Lse Alwd?:		
Crawl/Bsmt. Ht: # of Levels: <b>1</b>	Short Term Lse-Details:		
# of Kitchens: <b>1</b>	# of Rooms: <b>5</b>		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	16'0 x 14'0			x	1	Main	4	No
Main	Dining Room	9'0 x 9'0			x	2			
Main	Kitchen	8'0 x 8'0			x	3			
Main	Primary Bedroom	16'0 x 11'0			x	4			
Main	Den	9'0 x 9'0			x	5			
					x	6			
					x	7			
					x	8			

Listing Broker(s): **Royal LePage - Wolstencroft**

**1bdrm & den unit Garden suite with exterior door to outdoor access garden court yard. L.R. offers gas F/P & sliders to deck/balcony. Bedroom has walk thru closet to bathroom. Insuite laundry. Den could be a 2nd bedroom, as it has an exterior window. U.G. parking.**



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**Active**  
**R3071246**

**39 21555 DEWDNEY TRUNK ROAD**

Residential Attached

Board: V  
Townhouse

Maple Ridge  
West Central  
V2X 3G6

**\$412,000** (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: <b>\$452,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>1970</b>
Frontage(feet): <b>0.00</b>	Bathrooms: <b>2</b>	Age: <b>56</b>
Frontage(metres): <b>0.00</b>	Full Baths: <b>1</b>	Zoning: <b>RM-1</b>
Depth / Size (ft.): <b>0</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$3,681.50</b>
Sq. Footage: <b>0.00</b>	P.I.D.: <b>000-996-718</b>	For Tax Year: <b>2025</b>
Flood Plain: <b>No</b>	View: <b>:</b>	Tax Inc. Utilities?: <b>No</b>
Complex / Subdiv: <b>Ashbury Court</b>	Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>	Tour:
First Nation	Sewer Type: <b>City/Municipal</b>	
	Water Supply: <b>City/Municipal</b>	

Style of Home: **2 Storey, End Unit**  
Construction: **Frame - Wood**  
Exterior: **Brick, Other**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **0** R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Forced Air**  
Outdoor Area: **Fenced Yard**  
Type of Roof: **Tar & Gravel**

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

Total Parking: **1** Covered Parking: **0** Parking Access:  
Parking: **Open**  
Dist. to Public Transit: **STEPS** Dist. to School Bus: **STEPS**  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **:**  
Fixtures Rmvd: **:**  
Floor Finish: **Wall/Wall/Mixed**

Legal: **STRATA LOT 39, PLAN NWS23, DISTRICT LOT 245, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN 74343, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **None**

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

Finished Floor (Main):	<b>510</b>
Finished Floor (Above):	<b>515</b>
Finished Floor (AbvMain2):	<b>0</b>
Finished Floor (Below):	<b>0</b>
Finished Floor (Basement):	<b>0</b>
Finished Floor (Total):	<b>1,025 sq. ft.</b>
Unfinished Floor:	<b>0</b>
Grand Total:	<b>1,025 sq. ft.</b>

Units in Development: **48**  
Exposure:  
Mgmt. Co's Name: **Associa BC**  
Maint Fee: **\$412.43**  
Maint Fee Includes: **Garbage Pickup, Gardening, Management**

Tot Units in Strata: **48** Locker: **No**  
Storeys in Building: **2**  
Mgmt. Co's #: **604-591-6060**  
Council/Park Apprv?: **No**

Suite:  
Basement: **None**  
Crawl/Bsmt. Ht: # of Levels: **1**  
# of Kitchens: **1** # of Rooms: **6**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**  
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	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	16'0 x 13'0			x	1	Main	2	No
Main	Kitchen	9'0 x 9'0			x	2	Above	4	No
Main	Dining Room	9'0 x 9'0			x	3			
Above	Primary Bedroom	12'0 x 9'0			x	4			
Above	Bedroom	10'0 x 10'0			x	5			
Above	Bedroom	10'0 x 7'0			x	6			
		x			x	7			
		x			x	8			

Listing Broker(s): **Royal LePage Elite West**

**Royal LePage Elite West**

**STARTER TOWNHOME INVESTMENT OPPORTUNITY! This 3 bedroom, 2 bathroom renovated townhome is centrally located in Maple Ridge's Westside. Open plan main level has powder room, living/kitchen/dining area with direct access to LARGE, FULLY FENCED BACKYARD. Upper level hosts 3 good sized bedrooms, primary w/walk in closet & secondary closet, plus full 4pc bathroom w/tub shower combo. BONUSES INCLUDE: newer furnace, dedicated parking spot out front. Sharp price to get into the market or great opportunity for a shrewd investor!**



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**Active**  
**R3104175**

Board: V  
Townhouse

**82 12099 237 STREET**

Maple Ridge  
East Central  
V4R 2C3

Residential Attached

**\$649,900** (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: <b>\$649,900</b>
Meas. Type:	Bedrooms: <b>3</b>	Approx. Year Built: <b>1994</b>
Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>32</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>MF</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$4,353.51</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2025</b>
Flood Plain:	P.I.D.: <b>018-654-304</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>No</b>		Tour:
Complex / Subdiv: <b>GABRIOLA</b>		
First Nation		
Services Connctd: <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, Inside Unit**  
Construction: **Frame - Wood**  
Exterior: **Vinyl**  
Foundation: **Concrete Perimeter, Concrete Slab**

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Gas - Natural**  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**  
Parking: **Garage; Single, Open, Visitor Parking**  
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **: SOLD AS IS AT TIME OF POSSESSION**  
Fixtures Rmvd: **: SOLD AS IS AT TIME OF POSSESSION**  
Floor Finish: **Hardwood, Tile, Vinyl/Linoleum, Carpet**

Legal: **STRATA LOT 82, PLAN LMS988, SECTION 21, TOWNSHIP 12, 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 OR V, AS APPROPRIATE**

Amenities: **Playground**

Site Influences:  
Features:

Finished Floor (Main): **542**  
Finished Floor (Above): **761**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,303 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **1,303 sq. ft.**

Units in Development: **119**  
Exposure: **West**  
Mgmt. Co's Name: **BAYSIDE PROPERTY SERVICES**  
Maint Fee: **\$501.70**  
Maint Fee Includes: **Gardening, Management**

Tot Units in Strata: **119** Locker: **No**  
Storeys in Building: **2**  
Mgmt. Co's #: **604-629-8764**  
Council/Park Apprv?:

Suite: **None**  
Basement: **None**  
Crawl/Bsmt. Ht: # of Levels: **2**  
# of Kitchens: **1** # of Rooms: **10**

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

# of Pets: **2** Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	12'10 x 3'	Above	Bedroom	11'6 x 10'1	1	Above	4	No
Main	Living Room	12'2 x 10'10	Above	Laundry	5' x 2'7	2	Above	3	Yes
Main	Dining Room	11'10 x 8'9			x	3			
Main	Kitchen	10'2 x 8'4			x	4			
Main	Eating Area	9'2 x 6'4			x	5			
Above	Primary Bedroom	16'8 x 9'9			x	6			
Above	Walk-In Closet	7'8 x 5'5			x	7			
Above	Bedroom	10'7 x 10'3			x	8			

Listing Broker(s): **Royal LePage West Real Estate Services**

**WOW!! Gabriola complex-a great spot to raise a family. The kids will enjoy the playground. You will enjoy the location close to schools, parks and shopping. Downtown M/R is only a short drive. Access to the highway, transit and big box outlets, local pubs and restaurants are all within reach. Nice layout with this unit. Main floor features include a secure single garage, kitchen maple cabinetry with breakfast bar overlooking the eating area, formal dining room with door to back yard, living room with gas fireplace. Upper floor has generous sized bedrooms and the primary bedroom has a vaulted ceiling, walk in closet and 3pc showered en-suite. You will find the laundry ever so convenient right off the bedrooms. Features: Vaulted ceilings, large windows, wood floors in formal area plus more.**