



Presented by:
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Active
R3030963

Board: V
Townhouse

55 11757 236 STREET

Maple Ridge
Cottonwood MR
V4R 2E4

Residential Attached

\$620,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$739,500
Meas. Type:	Bedrooms: 3	Approx. Year Built: 1996
Frontage(feet):	Bathrooms: 3	Age: 29
Frontage(metres):	Full Baths: 2	Zoning: RM-1
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$4,388.74
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 023-278-030	Tax Inc. Utilities?: No
View: :		Tour:
Complex / Subdiv: GALIANO		
First Nation		
Services Connctd: Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**
Parking: **Carport; Single**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Wall/Wall/Mixed**

Dist. to School Bus:

Legal: **STRATA LOT 55, PLAN LMS1818, SECTION 16, 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: **In Suite Laundry, Playground**

Site Influences: **Golf Course Nearby, Marina Nearby, Recreation Nearby, Shopping Nearby**
Features:

Finished Floor (Main): **637**
Finished Floor (Above): **868**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,505 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,505 sq. ft.**

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **2**
of Kitchens: **1** # of Rooms: **8**

Units in Development:
Exposure:
Mgmt. Co's Name:
Maint Fee: **\$382.00**
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Sewer, Snow removal**

Tot Units in Strata:
Storeys in Building:
Mgmt. Co's #:
Council/Park Apprv?:
Locker:
of Pets: Cats: Dogs:

Bylaws Restrictions: **Pets Allowed w/Rest.**
Restricted Age:
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	14'0 x 9'0			x	1	Main	2	No
Main	Dining Room	12'0 x 7'0			x	2	Above	4	No
Main	Kitchen	8'0 x 11'0			x	3	Above	4	Yes
Main	Family Room	16'0 x 11'0			x	4			
Above	Primary Bedroom	15'0 x 11'0			x	5			
Above	Bedroom	12'0 x 9'0			x	6			
Above	Bedroom	11'0 x 10'0			x	7			
Above	Den	6'0 x 10'0			x	8			

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

COURT ORDERED SALE! In the desirable, family oriented, Galiano complex. This 1,500 sq ft, 3 bdrm, 3 bath, spacious end unit has an excellent layout with an abundance of light along with a large fenced back yard. This property awaits your creative ideas for your dream-home! A/O Court Date SEPT 18 @ 9:45AM VAN LAW COURTS 800 SMITH STREET. THIS PROPERTY HAS A NEW OWNER.