



Presented by:  
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**Active**  
**R2304341**

Board: V  
Townhouse

**3 11875 210 STREET**

Maple Ridge  
Southwest Maple Ridge  
V2X 7P3

Residential Attached

**\$420,000** (LP)

(SP)



Sold Date:  
Meas. Type: **Feet**  
Depth / Size (ft.):  
Lot Area (sq.ft.): **0.00**  
Flood Plain:  
Council Apprv?:  
Exposure:  
If new, GST/HST inc?:  
Mgmt. Co's Name:  
Mgmt. Co's Phone:

Frontage (feet):  
Frontage (metres):  
Bedrooms: **3**  
Bathrooms: **3**  
Full Baths: **2**  
Half Baths: **1**  
Maint. Fee: **\$250.00**

Original Price: **\$480,000**  
Approx. Year Built: **1993**  
Age: **25**  
Zoning: **RES**  
Gross Taxes: **\$2,404.50**  
For Tax Year: **2018**  
Tax Inc. Utilities?: **No**  
P.I.D.: **018-662-676**  
Tour:

View: **No :**

Complex / Subdiv: **Westside Manor**

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Corner Unit**  
Construction: **Frame - Wood**  
Exterior: **Vinyl, Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel: **Gas - Natural**  
Fuel/Heating: **Baseboard**  
Outdoor Area: **Balcony(s), Fenced Yard**  
Type of Roof: **Asphalt**

Reno. Year:  
R.I. Plumbing:  
R.I. Fireplaces:  
# of Fireplaces: **1**

Total Parking: **2** Covered Parking: **1** Parking Access:  
Parking: **Garage; Single, Open**  
Locker:  
Dist. to Public Transit: **Close**  
Units in Development:  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **:**  
Fixtures Rmvd: **:**  
Floor Finish: **Mixed**

Maint Fee Inc: **Other**  
Legal: **PL LMS1289 LT 3 DL 250 LD 36. GROUP 1, 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**

Site Influences: **Central Location, Recreation Nearby**  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 12'			x			x
Main	Kitchen	9' x 9'			x			x
Main	Dining Room	9'6 x 9'			x			x
Above	Master Bedroom	16' x 11'			x			x
Above	Bedroom	11' x 9'			x			x
Above	Bedroom	11' x 9'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>525</b>	# of Rooms: <b>6</b>	# of Kitchens: <b>1</b>	# of Levels: <b>2</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>775</b>	Crawl/Bsmt. Height:			1	Main	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	Above	<b>4</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats:	Dogs:	3	Above	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>1,300 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaws: <b>No Restrictions</b>			5				Door Height:
Grand Total:	<b>1,300 sq. ft.</b>	Basement: <b>None</b>			6				
					7				
					8				

Listing Broker(s): **Sutton Group-West Coast Realty**

**Westside Manor - A Convenient West Maple Ridge Location, with easy access to all Amenities , G.E. Bridge, and the W.C. Express. View this Well Layed Out, and Spacious 3 Bedroom, 3 Bath, Townhome with 1300 sq.ft on 2 Levels, a single garage plus an extra parking spot. Other features inc., Bright end unit, gas fireplace, and HUGE Private Fenced Yard. This is self-managed with only 14 units, in a great family complex. Close to Shopping, Schools, Transportation.**