

Depth/Size (ft):	Strata	Bedrooms:	3	Approx. Year Built:	2022
Frontage (ft):		Bathrooms:	2	Age:	2
Lot Area:		Full Baths:	2	Zoning:	C-3
Flood Plain:		Half Baths:	0	Gross Taxes:	\$3,910.00
Rear Yard Exp:		Maint. Fee:	496.00	For Tax Year:	2023
View:	Yes			P.I.D.:	031-711-430

Style of Home:	Corner Unit,End Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Mixed	Parking Access:	Front
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	- Total Units in Strata: 55
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Tile,Vinyl/Linoleum,Carpet	Fixtures Rmvd:	No

View:	Yes : Mount Baker
Mgmt. Company:	Fraser Property Mangement - 604-466-7121
Complex / Subdiv:	BrickWater Village
Services Connected:	Electricity
Legal:	STRATA LOT 19 DISTRICT LOT 401 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS8489
Amenities:	Air Cond./Central,Elevator,In Suite Laundry,Restaurant,Wheelchair Access
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Homelife Benchmark Titus Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'3 x 11'4	Main	Walk-In Closet	8'5 x 4'10
Main	Dining Room	16'3 x 8'	Main	Bedroom	11'9 x 10'10
Main	Kitchen	18'11 x 9'6	Main	Bedroom	10'4 x 9'11
Main	Pantry	5'9 x 5'5	Main	Patio	12'9 x 9'7
Main	Foyer	7'5 x 5'8			
Main	Laundry	9'10 x 6'9			
Main	Primary Bedroom	14'6 x 11'			

Finished Floor (Main):	1,445 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	5	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,445 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,445 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

LUXURY. It's a 3 bedroom 2 bathroom, CORNER UNIT at Brickwater Village, by the AWARD WINNING Falcon Homes. THE YALETOWN of Maple Ridge. An OPEN CONCEPT PLAN. Some features include a Gourmet kitchen, with premium Stainless Steel appliances, gas stove, quartz counters, tiled backsplash, shaker style cabinets w/undermount lights, large island/breakfast bar and walk in pantry. A Ductless Heat System with A/C. Ensuite with frameless glass shower & separate tub. EV CHARGER. Walk-Score of 90+. Just steps away from Sammy J's Grill & Bar, The Nut Coffee Shop and European Food & Deli. Save On, London Drugs and ValleyFair Mall are just across the street. Transit loop 1 block. All school levels nearby. Elementary 1/2km. Mid & High 1km. Parks and Rec 5 min. City Hall and Leisure Centre 5 min walk.