R2868197 Apartment/Condo

308 11865 227 STREET MAPLE RIDGE

East Central, V2X 6H9

Residential Attached \$858,880 (LP)

Depth/Size (ft):

Strata

3 2

Frontage (ft): Lot Area: Flood Plain:

Rear Yard Exp:

Bedrooms: Bathrooms: **Full Baths:** 2 Half Baths: 0 Maint. Fee: 496.00 Approx. Year Built: 2022 Age: Zoning: C-3 **Gross Taxes:** \$3,910.00 For Tax Year: 2023 P.I.D.: 031-711-430

Style of Home: Construction:

Exterior:

Foundation:

Rain Screen:

Renovations:

of Fireplaces:

Water Supply:

Fuel/Heating:

Corner Unit, End Unit Frame - Wood

City/Municipal

Balcony(s)

Asphalt

Baseboard, Electric

Brick, Mixed

Yes

Parking:

Total: 2 - Covered: 2

Covered Parking: Parking Access: Front

Parking: Garage; Underground

Locker: Units in Dev:

Distance to:

- Total Units in Strata: 55

Title to Land:

Freehold Strata

Yes

Property Disc: PAD Rental:

Fixtures Leased: No Fixtures Rmvd: No

Outdoor Area: Type of Roof: Floor Finish:

Floor

Tile, Vinyl/Linoleum, Carpet

View: Yes: Mount Baker

Mgmt. Company: Fraser Property Mangement - 604-466-7121

Complex / Subdiv: BrickWater Village

Services Connected: Electricity

STRATA LOT 19 DISTRICT LOT 401 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS8489 Legal:

Dimensions

Amenities: Air Cond./Central, Elevator, In Suite Laundry, Restaurant, Wheelchair Access

Central Location, Recreation Nearby, Shopping Nearby Site Influences:

Features: Air Conditioning

Bylaw Restric: Pets Allowed w/Rest., Rentals Allowed Listing Broker(s): Homelife Benchmark Titus Realty

Type Main Living Room 16'3 x 11'4 Main Dining Room 16'3 x 8' Main Kitchen 18'11 x 9'6 Main Pantry 5'9 x 5'5 Main Foyer 7'5 x 5'8 Main Laundry 9'10 x 6'9 14'6 x 11' Main Primary Bedroom

Floor Main Main Main Main

Type Walk-In Closet Bedroom Bedroom Patio

11'9 x 10'10 10'4 x 9'11 12'9 x 9'7

8'5 x 4'10

Dimensions

Finished Floor (Main): 1,445 sqft Finished Floor (Above): 0 saft Finished Floor (Below): Finished Floor (Bsmt): Finished Floor (Total):

0 sqft 0 sqft 1,445 sqft

Unfinished Floor: 0 sqft **Grand Total:** 1,445 sqft # Of Rooms: 11 # Of Kitchens: 1 # Of Levels:

Crawl/Bsmt Height:

Basement: None # or % of Rentals Allowed: 100

Of Pets: 2 - Cats: Yes, Dogs: Yes **Bathroom Floor** # of Pieces Ensuite? Main 5 Yes Main 4 No

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.