## R2868197 Apartment/Condo

Depth/Size (ft):

Rear Yard Exp:

Style of Home:

Construction:

Exterior:

Frontage (ft):

Lot Area: Flood Plain:

## 308 11865 227 STREET MAPLE RIDGE

East Central, V2X 6H9

3

2

2

0

496.00

Approx. Year Built:

Age:

Zoning:

P.I.D.:

**Gross Taxes:** 

For Tax Year:

Freehold Strata

2022

**Residential Attached** 

\$828,880 (LP)

C-3

2023

\$3,910.00

031-711-430

Corner Unit, End Unit

Frame - Wood

Brick, Mixed

Yes

Strata

Foundation: Rain Screen:

Renovations: # of Fireplaces:

Water Supply: City/Municipal Baseboard, Electric Fuel/Heating:

**Outdoor Area:** Balcony(s) Type of Roof: Asphalt

Floor Finish: Tile, Vinyl/Linoleum, Carpet

Total: 2 - Covered: 2 Parking:

**Covered Parking: Parking Access:** Front

Parking: Garage; Underground Locker:

- Total Units in Strata: 55 Units in Dev:

Distance to:

**Property Disc:** Yes

**PAD Rental:** 

Floor

Main

Main

Main

Main

Title to Land:

**Fixtures Leased:** No Fixtures Rmvd: No

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:

Bedrooms:

Bathrooms:

**Full Baths:** 

Half Baths:

Maint. Fee:

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

Floor Type Dimensions 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

1,445 sqft

1,445 sqft

1,445 sqft

0 saft

0 sqft

0 sqft

0 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

Dimensions

11'9 x 10'10

10'4 x 9'11

12'9 x 9'7

8'5 x 4'10

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.

Finished Floor (Main):

Finished Floor (Above):

Finished Floor (Below):

Finished Floor (Bsmt):

Finished Floor (Total):

**Unfinished Floor:** 

**Grand Total:** 

Type

Bedroom

Bedroom

Patio

Walk-In Closet