23756 111A AVENUE MAPLE RIDGE

Cottonwood MR, V2W 0E5

jjj		Cottonwoo				
Depth/Size (ft):		Bedrooms:	5	Approx. Year Bui	lt: 2010)
Frontage (ft):		Bathrooms:	4	Age:	14	
ot Area: (sq.ft.)	3,221.00	Full Baths:	3	Zoning:	R3	
lood Plain:		Half Baths:	1	Gross Taxes:	\$5.8	13.75
Rear Yard Exp:				For Tax Year:	2022	2
View:	No			P.I.D.:	027-	271-081
Style of Home:	2 Storey w/Bsmt.		Parking:	Total: 4 - Covered:	: 2	
Construction:	Frame - Wood		Covered Parking:	2		
xterior:	Mixed		Parking Access:	Lane		
oundation:			Parking:	Add. Parking Avail	I.,DetachedGrge/	Carport
Rain Screen:			Locker:			
Renovations:			Units in Dev:			
t of Fireplaces:	1 - Fuel: Natural Gas		Distance to:			
Vater Supply:	City/Municipal		Title to Land:	Freehold NonStrat	ta	
Fuel/Heating:	Forced Air		Property Disc:	Yes		
Outdoor Area:	Balcny(s) Patio(s) Dck	k(s),Sundeck(s)	PAD Rental:			
Type of Roof:	Asphalt		Fixtures Leased:	No		
Floor Finish:	Laminate, Vinyl/Linole	um,Wall/Wall/Mixed	Fixtures Rmvd:	No		
	No					
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features:	Community,Electricity, LOT 22, PLAN BCP33 Central Location,Cul-o	Natural Gas,Sanitary Sewer,Storm 3222, DISTRICT LOT 404, GROUP de-Sac,Lane Access,Recreation Ne ve/DW,Drapes/Window Coverings,	1, NEW WESTMINSTER LAN earby,Shopping Nearby		curity System,Sm	noke Alarm,Sprinkl
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	Community,Electricity, LOT 22, PLAN BCP33 Central Location,Cul-o ClthWsh/Dryr/Frdg/St	3222, DISTRICT LOT 404, GROUP de-Sac,Lane Access,Recreation Ne ve/DW,Drapes/Window Coverings,	1, NEW WESTMINSTER LAN earby,Shopping Nearby		curity System,Srr	noke Alarm,Sprinkl
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	Community,Electricity, LOT 22, PLAN BCP33 Central Location,Cul-o ClthWsh/Dryr/Frdg/St Fire,Vacuum - Built In	3222, DISTRICT LOT 404, GROUP de-Sac,Lane Access,Recreation Ne ve/DW,Drapes/Window Coverings,	1, NEW WESTMINSTER LAN earby,Shopping Nearby		curity System,Srr	noke Alarm,Sprinkl
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Community,Electricity, LOT 22, PLAN BCP33 Central Location,Cul-o ClthWsh/Dryr/Frdg/St Fire,Vacuum - Built In	3222, DISTRICT LOT 404, GROUP de-Sac,Lane Access,Recreation Ne ve/DW,Drapes/Window Coverings,	1, NEW WESTMINSTER LAN earby,Shopping Nearby		Dimen	sions
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Community,Electricity, LOT 22, PLAN BCP33 Central Location,Cul- ClthWsh/Dryr/Frdg/St Fire,Vacuum - Built In Royal LePage Elite W	3222, DISTRICT LOT 404, GROUP de-Sac,Lane Access,Recreation Ne ve/DW,Drapes/Window Coverings,	1, NEW WESTMINSTER LAN earby,Shopping Nearby Garage Door Opener,Hot Tub	Spa/Swirlpool,Pantry,Seo Type Bedroom		sions
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Community,Electricity, LOT 22, PLAN BCP33 Central Location,Cul- ClthWsh/Dryr/Frdg/St Fire,Vacuum - Built In Royal LePage Elite W	3222, DISTRICT LOT 404, GROUP de-Sac,Lane Access,Recreation Ne ve/DW,Drapes/Window Coverings, lest Dimensions	1, NEW WESTMINSTER LAN earby,Shopping Nearby Garage Door Opener,Hot Tub	Spa/Swirlpool,Pantry,Seo	Dimen	sions '7'
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main	Community,Electricity, LOT 22, PLAN BCP33 Central Location,Cul-o ClthWsh/Dryr/Frdg/St Fire,Vacuum - Built In Royal LePage Elite W Type Living Room	3222, DISTRICT LOT 404, GROUP de-Sac,Lane Access,Recreation Ne ve/DW,Drapes/Window Coverings, 'est Dimensions 12'8' x 13'5'	1, NEW WESTMINSTER LAN earby,Shopping Nearby Garage Door Opener,Hot Tub Floor Below	Spa/Swirlpool,Pantry,Seo Type Bedroom	Dimen 9'7' x 8	sions 9'7' < 14'3'
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main	Community,Electricity, LOT 22, PLAN BCP33 Central Location,Cul- ClthWsh/Dryr/Frdg/St Fire,Vacuum - Built In Royal LePage Elite W Type Living Room Kitchen	3222, DISTRICT LOT 404, GROUP de-Sac,Lane Access,Recreation Ne ve/DW,Drapes/Window Coverings, 'est Dimensions 12'8' x 13'5' 10' x 15'9' 13'11 x 11'6' 10'3' x 11'4'	1, NEW WESTMINSTER LAN earby,Shopping Nearby Garage Door Opener,Hot Tub Floor Below Above	Spa/Swirlpool,Pantry,Sed Type Bedroom Primary Bedroom Bedroom Bedroom	Dimen 9'7' x 8 12'10 >	isions 1 ⁷ 7' < 14'3' < 10'10
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main	Community,Electricity, LOT 22, PLAN BCP33 Central Location,Cul- ClthWsh/Dryr/Frdg/St Fire,Vacuum - Built In Royal LePage Elite W Type Living Room Kitchen Dining Room Office Kitchen	3222, DISTRICT LOT 404, GROUP de-Sac,Lane Access,Recreation Ne ve/DW,Drapes/Window Coverings, rest Dimensions 12'8' x 13'5' 10' x 15'9' 13'11 x 11'6' 10'3' x 11'4' 8'7' x 10'7'	1, NEW WESTMINSTER LAN earby,Shopping Nearby Garage Door Opener,Hot Tub Floor Below Above Above	Spa/Swirlpool,Pantry,Sed Type Bedroom Primary Bedroom Bedroom	Dimen 9'7' x 8 12'10 > 10'11 >	sions 1'7' < 14'3' < 10'10 12'6'
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Bsmt	Community,Electricity, LOT 22, PLAN BCP33 Central Location,Cul- ClthWsh/Dryr/Frdg/St Fire,Vacuum - Built In Royal LePage Elite W Type Living Room Kitchen Dining Room Office	3222, DISTRICT LOT 404, GROUP de-Sac,Lane Access,Recreation Ne ve/DW,Drapes/Window Coverings, 'est Dimensions 12'8' x 13'5' 10' x 15'9' 13'11 x 11'6' 10'3' x 11'4'	1, NEW WESTMINSTER LAN earby,Shopping Nearby Garage Door Opener,Hot Tub Floor Below Above Above Above Above	Spa/Swirlpool,Pantry,Sed Type Bedroom Primary Bedroom Bedroom Bedroom	Dimen 9'7' x 8 12'10 > 10'11 > 10'1' x	sions 1'7' < 14'3' < 10'10 12'6'
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Cloor Main Main Main Basmt Basmt	Community,Electricity, LOT 22, PLAN BCP33 Central Location,Cul- ClthWsh/Dryr/Frdg/St Fire,Vacuum - Built In Royal LePage Elite W Type Living Room Kitchen Dining Room Office Kitchen	3222, DISTRICT LOT 404, GROUP de-Sac,Lane Access,Recreation Ne ve/DW,Drapes/Window Coverings, rest Dimensions 12'8' x 13'5' 10' x 15'9' 13'11 x 11'6' 10'3' x 11'4' 8'7' x 10'7'	1, NEW WESTMINSTER LAN earby,Shopping Nearby Garage Door Opener,Hot Tub Floor Below Above Above Above Above	Spa/Swirlpool,Pantry,Sed Type Bedroom Primary Bedroom Bedroom Bedroom	Dimen 9'7' x 8 12'10 > 10'11 > 10'1' x	sions 1'7' < 14'3' < 10'10 12'6'
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Semt Below	Community,Electricity, LOT 22, PLAN BCP33 Central Location,Cul-d ClthWsh/Dryr/Frdg/St Fire,Vacuum - Built In Royal LePage Elite W Type Living Room Kitchen Dining Room Office Kitchen Eating Area Bedroom	3222, DISTRICT LOT 404, GROUP de-Sac,Lane Access,Recreation Ne ve/DW,Drapes/Window Coverings, rest Dimensions 12'8' x 13'5' 10' x 15'9' 13'11 x 11'6' 10'3' x 15'9' 13'11 x 11'6' 10'3' x 11'4' 8'7' x 10'7' 10'1 x 9' 9'7' x 10'7'	1, NEW WESTMINSTER LAN earby,Shopping Nearby Garage Door Opener,Hot Tub Floor Below Above Above Above Above	Spa/Swirlpool,Pantry,Sed Type Bedroom Primary Bedroom Bedroom Bedroom Family Room	Dimen 9'7' x 8 12'10 > 10'11 > 10'1' x 10'2' x	sions 3'7' < 14'3' < 10'10 12'6' 10'4'
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Basmt Basmt Below	Community,Electricity, LOT 22, PLAN BCP33 Central Location,Cul- ClthWsh/Dryr/Frdg/St Fire,Vacuum - Built In Royal LePage Elite W Type Living Room Kitchen Dining Room Office Kitchen Eating Area Bedroom 1,009 sqft	3222, DISTRICT LOT 404, GROUP de-Sac,Lane Access,Recreation Ne ve/DW,Drapes/Window Coverings, rest Dimensions 12'8' x 13'5' 10' x 15'9' 13'11 x 11'6' 10'3' x 11'4' 8'7' x 10'7' 10'1 x 9' 9'7' x 10'7' # Of Rooms:	1, NEW WESTMINSTER LAN earby,Shopping Nearby Garage Door Opener,Hot Tub Floor Below Above Above Above Above Above Above	Spa/Swirlpool,Pantry,Sed Type Bedroom Primary Bedroom Bedroom Bedroom Family Room Bathroom Floor	Dimen 9'7' x 8 12'10 > 10'11 > 10'1' x 10'2' x # of Pieces	sions 1'7' (14'3' (10'10 12'6' 10'4' Ensuite?
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Basmt Basmt Below Finished Floor (Main): Finished Floor (Above):	Community,Electricity, LOT 22, PLAN BCP33 Central Location,Cul- ClthWsh/Dryr/Frdg/St Fire,Vacuum - Built In Royal LePage Elite W Type Living Room Kitchen Dining Room Office Kitchen Eating Area Bedroom 1,009 sqft 1,026 sqft	3222, DISTRICT LOT 404, GROUP de-Sac,Lane Access,Recreation Ne ve/DW,Drapes/Window Coverings, est Dimensions 12'8' x 13'5' 10' x 15'9' 13'11 x 11'6' 10'3' x 11'4' 8'7' x 10'7' 10'1 x 9' 9'7' x 10'7' # Of Rooms: # Of Kitchens:	1, NEW WESTMINSTER LAN earby,Shopping Nearby Garage Door Opener,Hot Tub Floor Below Above Above Above Above Above 12 2	Spa/Swirlpool,Pantry,Sed Type Bedroom Primary Bedroom Bedroom Bedroom Family Room Bathroom Floor Main	Dimen 9'7' x 8 12'10 > 10'11 > 10'1' x 10'2' x # of Pieces 2	sions 177' (14'3' (10'10 12'6' 10'4' Ensuite? No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Semt Below Finished Floor (Main): Finished Floor (Main): Finished Floor (Below):	Community,Electricity, LOT 22, PLAN BCP33 Central Location,Cul- ClthWsh/Dryr/Frdg/St Fire,Vacuum - Built In Royal LePage Elite W Type Living Room Kitchen Dining Room Office Kitchen Eating Area Bedroom 1,009 sqft 1,026 sqft 0 sqft	3222, DISTRICT LOT 404, GROUP de-Sac,Lane Access,Recreation Ne ve/DW,Drapes/Window Coverings, rest	1, NEW WESTMINSTER LAN earby,Shopping Nearby Garage Door Opener,Hot Tub Floor Below Above Above Above Above Above 12 2 3	Spa/Swirlpool,Pantry,Sed Type Bedroom Primary Bedroom Bedroom Bedroom Family Room Bathroom Floor Main Above	Dimen 9'7' x 8 12'10 > 10'11 > 10'1' x 10'2' x # of Pieces 2 5	sions 177' (14'3' (10'10 12'6' 10'4' Ensuite? No Yes
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): 	Community,Electricity, LOT 22, PLAN BCP33 Central Location,Cul- ClthWsh/Dryr/Frdg/St Fire,Vacuum - Built In Royal LePage Elite W Type Living Room Kitchen Dining Room Office Kitchen Eating Area Bedroom 1,009 sqft 1,026 sqft 0 sqft 1,001 sqft	3222, DISTRICT LOT 404, GROUP de-Sac,Lane Access,Recreation Ne ve/DW,Drapes/Window Coverings,	1, NEW WESTMINSTER LAN earby,Shopping Nearby Garage Door Opener,Hot Tub Floor Below Above Above Above Above Above 12 2	Spa/Swirlpool,Pantry,Sea Type Bedroom Primary Bedroom Bedroom Bedroom Family Room Bathroom Floor Main Above Above	Dimen 9'7' x 8 12'10 > 10'11 > 10'1' x 10'2' x # of Pieces 2 5 4	sions 177' (14'3' (10'10 12'6' 10'4' Ensuite? No Yes No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Basmt Below Finished Floor (Main): Finished Floor (Above): Finished Floor (Below): Finished Floor (Below): Finished Floor (Total):	Community,Electricity, LOT 22, PLAN BCP33 Central Location,Cul- ClthWsh/Dryr/Frdg/St Fire,Vacuum - Built In Royal LePage Elite W Type Living Room Kitchen Dining Room Office Kitchen Eating Area Bedroom 1,009 sqft 1,026 sqft 0 sqft 1,001 sqft 3,036 sqft	3222, DISTRICT LOT 404, GROUP de-Sac,Lane Access,Recreation Ne ve/DW,Drapes/Window Coverings, 'est Dimensions 12'8' x 13'5' 10' x 15'9' 13'11 x 11'6' 10'3' x 11'4' 8'7' x 10'7' 10'1 x 9' 9'7' x 10'7' 10'1 x 9' 9'7' x 10'7' # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	1, NEW WESTMINSTER LAN earby,Shopping Nearby Garage Door Opener,Hot Tub Floor Below Above Above Above Above Above 12 2 3 Unauthorized Suite	Spa/Swirlpool,Pantry,Sed Type Bedroom Primary Bedroom Bedroom Bedroom Family Room Bathroom Floor Main Above	Dimen 9'7' x 8 12'10 > 10'11 > 10'1' x 10'2' x # of Pieces 2 5	sions 177' (14'3' (10'10 12'6' 10'4' Ensuite? No Yes
View: Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Bsmt Bsmt Below Finished Floor (Main): Finished Floor (Main): Finished Floor (Below): Finished Floor (Below): Finished Floor (Below): Finished Floor (Total): Unfinished Floor: Grand Total:	Community,Electricity, LOT 22, PLAN BCP33 Central Location,Cul- ClthWsh/Dryr/Frdg/St Fire,Vacuum - Built In Royal LePage Elite W Type Living Room Kitchen Dining Room Office Kitchen Eating Area Bedroom 1,009 sqft 1,026 sqft 0 sqft 1,001 sqft	3222, DISTRICT LOT 404, GROUP de-Sac,Lane Access,Recreation Ne ve/DW,Drapes/Window Coverings,	1, NEW WESTMINSTER LAN earby,Shopping Nearby Garage Door Opener,Hot Tub Floor Below Above Above Above Above Above 12 2 3	Spa/Swirlpool,Pantry,Sea Type Bedroom Primary Bedroom Bedroom Bedroom Family Room Bathroom Floor Main Above Above	Dimen 9'7' x 8 12'10 > 10'11 > 10'1' x 10'2' x # of Pieces 2 5 4	sions 177' (14'3' (10'10 12'6' 10'4' Ensuite? No Yes No

Gorgeous family home with an insane detached Garage! Walking distance to year round Kanaka Creek, lots of trails and fantastic park nearby. Home tastefully updated with vinyl flooring, granite island, SS appliances & gas fireplace. Enjoy your coffee outside in your easy care yard with an expansive deck and an amazing hot tub to relax. Inside more than you need with 3 beds & den up, Open floorplan on main with 9' ceilings and an office. Downstairs is an additional 2 bedroom, living room w/separate entrance. Built by award winning Falcon Homes.

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