

Depth/Size (ft):	Bedrooms:	3	Approx. Year Built:	2007
Frontage (ft):	Bathrooms:	2	Age:	17
Lot Area:	Full Baths:	2	Zoning:	RM-2
Flood Plain:	Half Baths:	0	Gross Taxes:	\$2,588.00
Rear Yard Exp:	Maint. Fee:	485.68	For Tax Year:	2022
View:			P.I.D.:	027-099-865

Style of Home:	Corner Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed,Stone,Vinyl	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	58
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	
Floor Finish:	Hardwood,Wall/Wall/Mixed	Fixtures Rmvd:	

View:

Mgmt. Company: Fraser Property Management - 604-466-7021

Complex / Subdiv: FALCON MANOR

Services Connected: Electricity,Water

Legal: STRATA LOT 2, PLAN BCS2391, DISTRICT LOT 397, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Amenities: Elevator,Garden,In Suite Laundry,Storage,Wheelchair Access

Site Influences: Adult Oriented,Central Location,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict: Pets Allowed w/Rest.,Rentals Allowed

Listing Broker(s): RE/MAX All Points Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'11 x 7'9			
Main	Kitchen	14'6 x 8'5			
Main	Dining Room	14'6 x 10'11			
Main	Living Room	19'3 x 13'6			
Main	Primary Bedroom	11'11 x 14'5			
Main	Bedroom	12'2 x 9'9			
Main	Bedroom	10'7 x 11'6			

Finished Floor (Main):	1,319 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	Yes
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	1,319 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,319 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to Falcon Manor. This spacious 3-bedroom suite spans over 1300 SQ FT on the ground floor's northwest corner featuring a private fenced patio and garden. Inside, indulge in crown moldings, Brazilian engineered hardwood flooring, upgraded kitchen pantry, appliances and backsplash. Don't miss this rare opportunity for elegant living at an unbeatable price. Walk to Haney Place Shopping Mall, Maple Ridge Leisure Centre & Downtown Maple Ridge's shops, restaurants and services. Quick bus or walk to West Coast Express and travel into Vancouver in less than an hour!