R2871287 Townhouse

1 11495 COTTONWOOD DRIVE MAPLE RIDGE

Cottonwood MR, V2X 6C8

Residential Detached \$1,049,000 (LP)

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Depth/Size (ft):		Bedrooms:	3	Approx. Year Buil		
Frontage (ft):		Bathrooms:	4	Age:	23	
Lot Area:		Full Baths:	3	Zoning:	TWH	
Flood Plain:		Half Baths:	1	Gross Taxes:		16.93
Rear Yard Exp:		Maint. Fee:	414.74	For Tax Year:	2022	
View:				P.I.D.:	025-	177-982
Style of Home:	3 Storey, Corner Unit		Parking:	Total: 2 - Covered:	2	
Construction:	Frame - Wood		Covered Parking:	2		
Exterior:	or: Glass,Mixed,Vinyl		Parking Access:	Side		
Foundation:	dation:		Parking:	Garage; Double,G	arage; Undergro	und
Rain Screen:			Locker:	No		
Renovations:	Partly		Units in Dev:	8 - Total Units in S	trata: 8	
# of Fireplaces:	1 - Fuel: Natural Gas		Distance to:			
Water Supply:	City/Municipal		Title to Land:	Freehold Strata		
Fuel/Heating:	Forced Air		Property Disc:	Yes		
Outdoor Area:	Balcny(s) Patio(s) Dck	.(s)	PAD Rental:			
Type of Roof:	Asphalt	(0)	Fixtures Leased:	No		
Floor Finish:	Laminate, Vinyl/Linoleu	um Carpet	Fixtures Rmvd:	No		
View:						
Mgmt. Company:	Self Managed					
Mgmt. Company: Complex / Subdiv:	EASTBROOK GREEN					
Mgmt. Company:	EASTBROOK GREEN Community,Electricity,I	Natural Gas				
Mgmt. Company: Complex / Subdiv:	EASTBROOK GREEN Community,Electricity,I STRATA LOT 17, PLAI					
Mgmt. Company: Complex / Subdiv: Services Connected:	EASTBROOK GREEN Community,Electricity,I STRATA LOT 17, PLAN INTEREST IN THE CO	Natural Gas N LMS3157, SECTION 16, TOW				
Mgmt. Company: Complex / Subdiv: Services Connected: Legal:	EASTBROOK GREEN Community,Electricity,I STRATA LOT 17, PLAN INTEREST IN THE CC AS APPROPRIATE In Suite Laundry	Natural Gas N LMS3157, SECTION 16, TOW				
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities:	EASTBROOK GREEN Community,Electricity,I STRATA LOT 17, PLAN INTEREST IN THE CO AS APPROPRIATE In Suite Laundry Central Location,Recre	Natural Gas N LMS3157, SECTION 16, TOW DMMON PROPERTY IN PROPC	RTION TO THE UNIT ENTITLI			
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Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	EASTBROOK GREEN Community,Electricity,I STRATA LOT 17, PLAN INTEREST IN THE CO AS APPROPRIATE In Suite Laundry Central Location,Recre ClthWsh/Dryr/Frdg/Stv No Restrictions RE/MAX All Points Re	Natural Gas N LMS3157, SECTION 16, TOW DMMON PROPERTY IN PROPC eation Nearby,Shopping Nearby ve/DW,Drapes/Window Covering ealty	NTION TO THE UNIT ENTITLE	EMENT OF THE STRATA	LOT AS SHOWN	I ON FORM 1 OR
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Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main	EASTBROOK GREEN Community,Electricity,I STRATA LOT 17, PLAN INTEREST IN THE CO AS APPROPRIATE In Suite Laundry Central Location,Recre ClthWsh/Dryr/Frdg/Stv No Restrictions RE/MAX All Points Re Type Foyer	Natural Gas N LMS3157, SECTION 16, TOW DMMON PROPERTY IN PROPO eation Nearby,Shopping Nearby ve/DW,Drapes/Window Covering ealty Dimensions 3'8 x 6'9	PRTION TO THE UNIT ENTITLE	EMENT OF THE STRATA Type Bedroom	LOT AS SHOWN Dimen 15'3 x S	Sions 9'10
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main	EASTBROOK GREEN Community,Electricity,I STRATA LOT 17, PLAI INTEREST IN THE CO AS APPROPRIATE In Suite Laundry Central Location,Recre ClthWsh/Dryr/Frdg/Stv No Restrictions RE/MAX All Points Re Foyer Kitchen	Natural Gas N LMS3157, SECTION 16, TOW DMMON PROPERTY IN PROPO eation Nearby,Shopping Nearby ve/DW,Drapes/Window Covering eatly Dimensions 3'8 x 6'9 10'9 x 8'10	PRTION TO THE UNIT ENTITLE IS Floor Above Above	EMENT OF THE STRATA	LOT AS SHOWN Dimen 15'3 x 9 5'8 x 9'	sions 9'10 '3
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main	EASTBROOK GREEN Community,Electricity,I STRATA LOT 17, PLAN INTEREST IN THE CO AS APPROPRIATE In Suite Laundry Central Location,Recre ClthWsh/Dryr/Frdg/Stv No Restrictions RE/MAX All Points Re Type Foyer	Natural Gas N LMS3157, SECTION 16, TOW DMMON PROPERTY IN PROPO eation Nearby,Shopping Nearby ve/DW,Drapes/Window Covering ealty Dimensions 3'8 x 6'9	PRTION TO THE UNIT ENTITLE	EMENT OF THE STRATA Type Bedroom	LOT AS SHOWN Dimen 15'3 x S	sions 9'10 '3
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Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main	EASTBROOK GREEN Community,Electricity,I STRATA LOT 17, PLAN INTEREST IN THE CO AS APPROPRIATE In Suite Laundry Central Location,Recre ClthWsh/Dryr/Frdg/Stw No Restrictions RE/MAX All Points Re Type Foyer Kitchen Eating Area	Natural Gas N LMS3157, SECTION 16, TOW DMMON PROPERTY IN PROPO eation Nearby,Shopping Nearby ve/DW,Drapes/Window Covering eatly Dimensions 3'8 x 6'9 10'9 x 8'10 12'3 x 11'3	PRTION TO THE UNIT ENTITLE IS Floor Above Above Below	EMENT OF THE STRATA Type Bedroom Laundry Den	Dimen 15'3 x 9' 11'8 x 3'	sions 9'10 '3 20'1
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main	EASTBROOK GREEN Community,Electricity,I STRATA LOT 17, PLAN INTEREST IN THE CO AS APPROPRIATE In Suite Laundry Central Location,Recre ClthWsh/Dryr/Frdg/Stw No Restrictions RE/MAX All Points Re Foyer Kitchen Eating Area Living Room	Natural Gas N LMS3157, SECTION 16, TOW DMMON PROPERTY IN PROPO eation Nearby,Shopping Nearby ve/DW,Drapes/Window Covering eatly Dimensions 3'8 x 6'9 10'9 x 8'10 12'3 x 11'3 14'0 x 13'2	PRTION TO THE UNIT ENTITLE IS Floor Above Above Below	EMENT OF THE STRATA Type Bedroom Laundry Den	Dimen 15'3 x 9' 11'8 x 3'	sions 9'10 '3 20'1
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main	EASTBROOK GREEN Community,Electricity,I STRATA LOT 17, PLAT INTEREST IN THE CO AS APPROPRIATE In Suite Laundry Central Location,Recre ClthWsh/Dryr/Frdg/Stv No Restrictions RE/MAX All Points Re Foyer Kitchen Eating Area Living Room Dining Room	Natural Gas N LMS3157, SECTION 16, TOW OMMON PROPERTY IN PROPO eation Nearby,Shopping Nearby ve/DW,Drapes/Window Covering eatly Dimensions 3'8 x 6'9 10'9 x 8'10 12'3 x 11'3 14'0 x 13'2 11'1 x 6'11	PRTION TO THE UNIT ENTITLE IS Floor Above Above Below	EMENT OF THE STRATA Type Bedroom Laundry Den	Dimen 15'3 x 9' 11'8 x 3'	sions 9'10 '3 20'1
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Above Above Finished Floor (Main):	EASTBROOK GREEN Community,Electricity,I STRATA LOT 17, PLAN INTEREST IN THE CO AS APPROPRIATE In Suite Laundry Central Location,Recre ClthWsh/Dryr/Frdg/Stv No Restrictions RE/MAX All Points Re Type Foyer Kitchen Eating Area Living Room Dining Room Primary Bedroom Bedroom	Natural Gas N LMS3157, SECTION 16, TOW OMMON PROPERTY IN PROPO eation Nearby,Shopping Nearby ve/DW,Drapes/Window Covering eatry Dimensions 3'8 x 6'9 10'9 x 8'10 12'3 x 11'3 14'0 x 13'2 11'1 x 6'11 17'8 x 11'8 9'10 x 12'7 # Of Rooms:	STION TO THE UNIT ENTITLS S Floor Above Below Below Below 11	EMENT OF THE STRATA Type Bedroom Laundry Den Recreation Room Bathroom Floor	Dimen 15'3 x 9' 11'8 x 2 14'1 x 2 # of Pieces	I ON FORM 1 OR sions 9'10 '3 20'1 20'1 Ensuite?
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Above Above Finished Floor (Main): Finished Floor (Above):	EASTBROOK GREEN Community,Electricity,I STRATA LOT 17, PLAI INTEREST IN THE CO AS APPROPRIATE In Suite Laundry Central Location,Recre ClthWsh/Dryr/Frdg/Stv No Restrictions RE/MAX All Points Re Foyer Kitchen Eating Area Living Room Dining Room Primary Bedroom Bedroom	Natural Gas N LMS3157, SECTION 16, TOW DMMON PROPERTY IN PROPO eation Nearby,Shopping Nearby ve/DW,Drapes/Window Covering eatty Dimensions 3'8 × 6'9 10'9 × 8'10 12'3 × 11'3 14'0 × 13'2 11'1 × 6'11 17'8 × 11'8 9'10 × 12'7	STION TO THE UNIT ENTITLE S Floor Above Above Below Below	EMENT OF THE STRATA Type Bedroom Laundry Den Recreation Room	Dimen 15'3 x 9' 11'8 x 9' 11'8 x 2 14'1 x 2	sions 9'10 '3 20'1 20'1
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Above Above Finished Floor (Main): Finished Floor (Below):	EASTBROOK GREEN Community,Electricity,I STRATA LOT 17, PLAN INTEREST IN THE CO AS APPROPRIATE In Suite Laundry Central Location,Recre ClthWsh/Dryr/Frdg/Stv No Restrictions RE/MAX All Points Re Type Foyer Kitchen Eating Area Living Room Dining Room Primary Bedroom Bedroom	Natural Gas N LMS3157, SECTION 16, TOW DMMON PROPERTY IN PROPO eation Nearby,Shopping Nearby ve/DW,Drapes/Window Covering eatly Dimensions 3'8 x 6'9 10'9 x 8'10 12'3 x 11'3 14'0 x 13'2 11'1 x 6'11 17'8 x 11'8 9'10 x 12'7 # Of Rooms: # Of Kitchens: # Of Levels:	STION TO THE UNIT ENTITLS S Floor Above Below Below Below 11	EMENT OF THE STRATA Type Bedroom Laundry Den Recreation Room Bathroom Floor	Dimen 15'3 x 9' 11'8 x 2 14'1 x 2 # of Pieces	I ON FORM 1 OR sions 9'10 '3 20'1 20'1 Ensuite?
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Above Above Finished Floor (Main): Finished Floor (Above):	EASTBROOK GREEN Community,Electricity,I STRATA LOT 17, PLAN INTEREST IN THE CO AS APPROPRIATE In Suite Laundry Central Location,Recre ClthWsh/Dryr/Frdg/Stw No Restrictions RE/MAX All Points Re Foyer Kitchen Eating Area Living Room Dining Room Primary Bedroom Bedroom 741 sqft 941 sqft	Natural Gas N LMS3157, SECTION 16, TOW DMMON PROPERTY IN PROPO eation Nearby,Shopping Nearby ve/DW,Drapes/Window Covering eatly Dimensions 3'8 × 6'9 10'9 × 8'10 12'3 × 11'3 14'0 × 13'2 11'1 × 6'11 17'8 × 11'8 9'10 × 12'7 # Of Rooms: # Of Kitchens:	STION TO THE UNIT ENTITLS S Floor Above Below Below Below 11 1	EMENT OF THE STRATA Type Bedroom Laundry Den Recreation Room Bathroom Floor Main	Dimen 15'3 × 9' 11'8 × 2 14'1 × 2 # of Pieces 2	I ON FORM 1 OR sions 9'10 '3 20'1 20'1 20'1 Ensuite? No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Above Above Finished Floor (Main): Finished Floor (Below):	EASTBROOK GREEN Community,Electricity,I STRATA LOT 17, PLAN INTEREST IN THE CO AS APPROPRIATE In Suite Laundry Central Location,Recre ClthWsh/Dryr/Frdg/Stw No Restrictions RE/MAX All Points Re Foyer Kitchen Eating Area Living Room Dining Room Primary Bedroom Bedroom 741 sqft 941 sqft 730 sqft	Natural Gas N LMS3157, SECTION 16, TOW DMMON PROPERTY IN PROPO eation Nearby,Shopping Nearby ve/DW,Drapes/Window Covering eatly Dimensions 3'8 x 6'9 10'9 x 8'10 12'3 x 11'3 14'0 x 13'2 11'1 x 6'11 17'8 x 11'8 9'10 x 12'7 # Of Rooms: # Of Kitchens: # Of Levels:	STION TO THE UNIT ENTITLS S Floor Above Below Below Below 11 1	EMENT OF THE STRATA Type Bedroom Laundry Den Recreation Room Bathroom Floor Main Above	Dimen 15'3 × 9 5'8 × 9' 11'8 × 2 14'1 × 2 # of Pieces 2 5	I ON FORM 1 OR sions 9'10 '3 20'1 20'1 20'1 Ensuite? No Yes
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Above Above Finished Floor (Main): Finished Floor (Below): Finished Floor (Bsmt):	EASTBROOK GREEN Community,Electricity,I STRATA LOT 17, PLAI INTEREST IN THE CO AS APPROPRIATE In Suite Laundry Central Location,Recre ClthWsh/Dryr/Frdg/Stv No Restrictions RE/MAX All Points Re Foyer Kitchen Eating Area Living Room Dining Room Primary Bedroom Bedroom 741 sqft 941 sqft 730 sqft 0 sqft	Natural Gas N LMS3157, SECTION 16, TOW DMMON PROPERTY IN PROPO eation Nearby,Shopping Nearby ve/DW,Drapes/Window Covering eatry Dimensions 3'8 × 6'9 10'9 × 8'10 12'3 × 11'3 14'0 × 13'2 11'1 × 6'11 17'8 × 11'8 9'10 × 12'7 # Of Rooms: # Of Kitchens: # Of Levels: Crawl/Bsmt Height:	PRTION TO THE UNIT ENTITLE S Floor Above Above Below Below Below Floor 11 1 3 Fully Finished	EMENT OF THE STRATA Type Bedroom Laundry Den Recreation Room Main Above Above	Dimen 15'3 x 9 5'8 x 9' 11'8 x 2 14'1 x 2 # of Pieces 2 5 4	I ON FORM 1 OR sions 9'10 '3 20'1 20'1 Ensuite? No Yes No

COME SEE THIS UNIQUE FULLY DETACHED 2400 sq ft HOME IN THE COTTONWOOD AREA! 3 bedroom + den, 4 bathrooms (large den is used as 4th bedroom). This home is registered as a townhouse but is a FULLY DETACHED HOME with no restrictions, that shares a common road with 7 other detached homes. Large updated kitchen with white cabinets, S/S appliances & quartz countertops. Extra large living room with 15 ft ceilings, gas fireplace onto large covered deck. Massive primary bedroom with full ensuite. Full basement w/ separate entrance massive rec room to fully fenced backyard facing greenbelt. 2 car attached garage. New roof 2023. Walking distance to Golden Ears Elementary & Thomas Haney Secondary. Call and book your showing today!

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