R2877740 Townhouse

21 11461 236 STREET MAPLE RIDGE

Cottonwood MR, V2W 0H6

Residential Attached \$988,000 (LP)

	Cottonwood MR, V2W 0H6					\$986,000	
Depth/Size (ft):		Bedrooms:	3	Approx. Year Bui	lt: 2015	5	
Frontage (ft):		Bathrooms:	3	Age:	9	-	
.ot Area:		Full Baths:	2	Zoning:	RM- ⁻	1	
Flood Plain:		Half Baths:	-	Gross Taxes:		65.47	
Rear Yard Exp:		Maint. Fee:	383.20	For Tax Year:	φ0,00 2022		
view:			000.20	P.I.D.:		- 626-757	
/164.				1.1.0	VEU	020-757	
Style of Home:	3 Storey		Parking:	Total: 2 - Covered:	2		
Construction:	Frame - Wood		Covered Parking:	2			
Exterior:	Fibre Cement Board,	Stone,Wood	Parking Access:	Front			
oundation:			Parking:	Garage; Double			
Rain Screen:			Locker:	No			
Renovations:	Partly		Units in Dev:	53 - Total Units in	Strata: 53		
fof Fireplaces:	1 - Fuel: Gas - Natura	l .	Distance to:				
Nater Supply:	City/Municipal		Title to Land:	Freehold Strata			
Fuel/Heating:	Baseboard,Electric		Property Disc:	Yes			
Outdoor Area:	Balcony(s)		PAD Rental:				
Type of Roof:	Asphalt		Fixtures Leased:				
Floor Finish:	Laminate, Tile, Carpet		Fixtures Rmvd:				
View:			· · · · · · · · · · · · · · · · · · ·				
View: Mgmt. Company:	ASSOCIA - 604-590-6	3060					
-	ASSOCIA - 604-590-6 TWO BIRDS	3060					
Mgmt. Company:	TWO BIRDS	6060 s,Sanitary Sewer,Storm Sewer,W	Vater				
Mgmt. Company: Complex / Subdiv:	TWO BIRDS Electricity,Natural Gas STRATA LOT 32, PLA	s,Sanitary Sewer,Storm Sewer,W N EPS1869, SECTION 16, TOW	Vater VNSHIP 12, NEW WESTMINSTER NIT ENTITLEMENT OF THE STRA			N INTEREST IN	
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Sought after 2 Birds Complex in established Cottonwood. This stunning 1681 sqft, 3 bedroom, 2.5 bathroom end unit includes high-end updating. Bright and open main floor includes 9' ceilings, huge windows with 2" blinds, good size balcony with gas BBQ outlet, engineered hardwood flooring, crown molding, and gas fireplace. The luxurious kitchen includes shaker cabinets, quartz countertops, and stainless steel appliances with 6 Wolf gas oven and 6 burner stovetops. Hardwood was upgraded throughout the upstairs. The primary bedroom has its own ensuite and walk-in closet with elaborate lighted organizers. Rec Room/Gym in the basement with patio and good size yard. Double garage with EV charger.

Produced and printed by Cotala Cross-Media Inc.

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