



Presented by: **Annie Bridge PREC***

Keller Williams Elite Realty
Phone: 778-998-5933
https://MRKTrealtors.com
annie@mrktrealtors.com



Active
R2450410
Board: V
Townhouse

43 11461 236 STREET
Maple Ridge
Cottonwood MR
V2W 0H6

Residential Attached (LP) (SP)



Sold Date: Frontage (feet): **0.00**
Meas. Type: **Feet** Frontage (metres):
Depth / Size (ft.): Bedrooms: **4**
Lot Area (sq.ft.): **0.00** Bathrooms: **4**
Flood Plain: Full Baths: **3**
Council Apprv?: Half Baths: **1**
Exposure: Maint. Fee: **\$340.00**
If new, GST/HST inc?: Tax Inc. Utilities?: **No**
Mgmt. Co's Name: **Associa** P.I.D.: **029-296-595**
Mgmt. Co's Phone: Tour: **Virtual Tour URL**
View: **No :**
Complex / Subdiv: **Two Birds**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/ Bsmt.**
Construction: **Frame - Wood**
Exterior: **Fibre Cement Board, Mixed, Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Electric, Natural Gas**
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:
Metered Water:
R.I. Fireplaces:
of Fireplaces: **1**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Locker:
Dist. to Public Transit: **Steps**
Units in Development: **53**
Title to Land: **Freehold Strata**
Total Units in Strata: **53**

Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Mixed**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Management**
Legal: **STRATA LOT 18, PLAN EPS1869, SECTION 16, TOWNSHIP 12, 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: **In Suite Laundry, Playground**

Site Influences:
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Microwave**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	13'2 x 10'11			x			x
Main	Dining Room	12'11 x 10'11			x			x
Main	Living Room	21'1 x 13'3			x			x
Main	Flex Room	6'4 x 9'5			x			x
Above	Master Bedroom	13'9 x 11'7			x			x
Above	Bedroom	10'10 x 9'10			x			x
Above	Bedroom	9'4 x 11'1			x			x
Above	Walk-In Closet	7'1 x 5'2			x			x
Bsmt	Bedroom	14'3 x 10'10			x			x
		x			x			x

Finished Floor (Main):	1,998	# of Rooms: 9	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Bsmt	3	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3	Above	4	No	Pool:
Finished Floor (Total):	1,998 sq. ft.	# or % of Rentals Allowed:			4	Above	5	Yes	Garage Sz:
Unfinished Floor:	0	Bylaws: Pets Allowed w/Rest., Rentals Allowed			5				Grg Dr Ht:
Grand Total:	1,998 sq. ft.	Basement: Full			6				
					7				
					8				

Listing Broker(s): **Keller Williams Elite Realty**

SOUGHT AFTER TWO BIRDS COMPLEX! TOP 5 REASONS WHY THIS IS THE ONE: 1)SPACE: IMMACULATE & SUN DRENCHED, THIS OPEN FLOOR PLAN IS JUST SHY OF 2000 SF & OFFERS 4 BED & 4 BATHS, 9'CEILINGS,CROWN MOLDING THROUGHOUT+DESIGNER PAINT,COZY FIREPLACE,S,S APPLIANCES *BONUS* 4TH BED CAN BE A FULL REC ROOM W/ACCESS TO THE YARD, GREAT FOR TEENS.2)ENTERTAINING: BOASTING 2 DECKS & COVERED GARDEN PATIO BELOW GIVING YOU SO MANY OPTIONS FOR COFFEE & BBQS.3)MASTER: HELLO MASSIVE MASTER W/ DREAM ENSUITE WITH SOAKER TUB! THIS SUNNY SPACE WILL NOT DISAPPOINT. 4)YARD: ONE OF THE BIGGEST YARDS IN THE COMPLEX, FULLY FENCED SO BRING THE FURBABIES 2 PETS OK. 5)LOCATION: THIS FAMILY ORIENTED,SAFE NEIGHBOURHOOD IS CLOSE TO ALL YOUR NEEDS. SCHOOLS,

REA Full Public The enclosed information, while deemed to be correct, is not guaranteed. 04/15/2020 11:45 AM
PREC* indicates 'Personal Real Estate Corporation'.



43-11461 236 STREET | MAPLE RIDGE, BC

604 465 1850 team@MRKTrealtors.com MRKTrealtors.com



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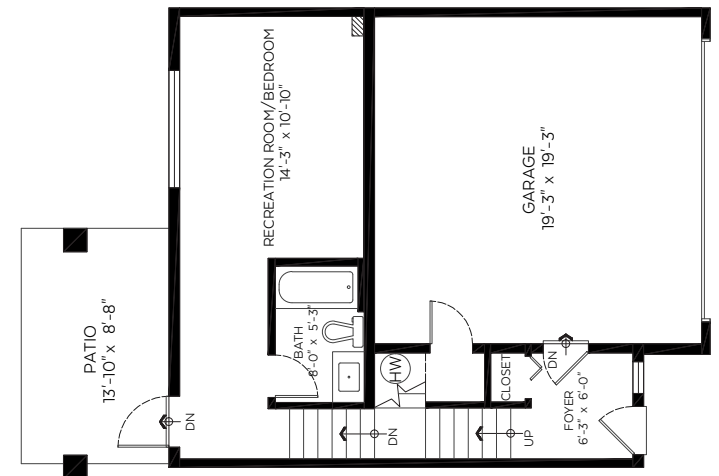
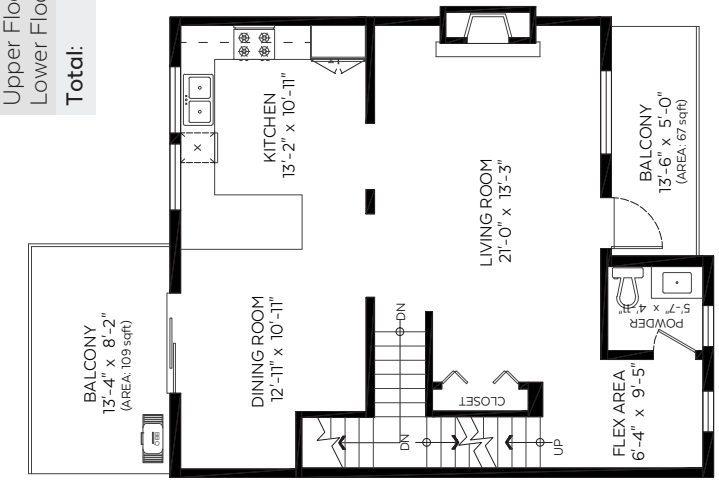
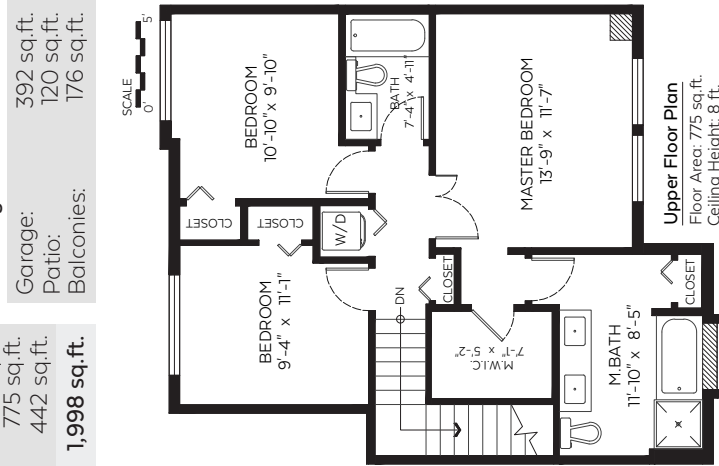
604 465 1850 team@MRKTrealtors.com MRKTrealtors.com



Annie Bridge
MRKT. Real Estate Group
778-998-5933
annie@MRKTrealtors.com

#43-11461 236 Street
Maple Ridge, B.C.

Main Floor:	781 sq.ft.	Auxiliary Area	392 sq.ft.		
	Upper Floor:		775 sq.ft.	Garage:	120 sq.ft.
	Lower Floor:		442 sq.ft.	Patio:	176 sq.ft.
	Total:		1,998 sq.ft.	Balconies:	



Measured on: April 13, 2020
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