Presented by:

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Active

R2555108

Board: V

Townhouse

49 23560 119 AVENUE

Maple Ridge

Cottonwood MR

V4R 2P5

Residential Attached

$538,000 (LP)

(SP) M

Sold Date:		Frontage (feet):		Original Price:	**$538,000**
Meas. Type:	**Feet**	Frontage (metres):		Approx. Year Built:	**1997**
Depth / Size (ft.):		Bedrooms:	**4**	Age:	**24**
Lot Area (sq.ft.):	**0.00**	Bathrooms:	**2**	Zoning:	**TH**
Flood Plain:		Full Baths:	**1**	Gross Taxes:	**$3,570.41**
Council Apprv?:		Half Baths:	**1**	For Tax Year:	**2020**
Exposure:		Maint. Fee:	**$335.40**	Tax Inc. Utilities?:	**Yes**
If new, GST/HST inc?:				P.I.D.:	**023-639-750**
Mgmt. Co's Name:	**Profile Properties**			Tour:	
Mgmt. Co's Phone:	**604-464-7548**				
View:	**No :**				
Complex / Subdiv:	**HOLLYHOCK**				
Services Connected:	**Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer**				
Sewer Type:	**City/Municipal**				

Style of Home:	**2 Storey, End Unit**		
Construction:	**Frame - Wood**		
Exterior:	**Mixed**		
Foundation:	**Concrete Slab**	Reno. Year:	
Rain Screen:		R.I. Plumbing:	
Renovations:			
Water Supply:	**City/Municipal**	Metered Water:	
Fireplace Fuel:	**Gas - Natural**	R.I. Fireplaces:	
Fuel/Heating:	**Baseboard, Electric, Natural Gas**	# of Fireplaces:	**1**
Outdoor Area:	**Patio(s)**		
Type of Roof:	**Asphalt**		

Total Parking:	**2**	Covered Parking: **1**	Parking Access: **Front, Rear**
Parking:	**Garage; Single, Open**		
			Locker: **N**
Dist. to Public Transit:	**Near**		Dist. to School Bus: **Near**
Units in Development:	**104**		Total Units in Strata: **104**
Title to Land:	**Freehold Strata**		
Property Disc.:	**Yes**		
Fixtures Leased:	**:**		
Fixtures Rmvd:	**:**		
Floor Finish:	**Wall/Wall/Mixed**		

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Snow removal**

Legal: **STRATA LOT 54, PLAN LMS2415, SECTION 16, TOWNSHIP 12, 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 1 OR V,**

Amenities: **Garden, In Suite Laundry, Playground**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	**Living Room**	**12'9 x 12'6**			**x**			**x**
Main	**Dining Room**	**11'6 x 9'5**			**x**			**x**
Main	**Kitchen**	**8'1 x 8'10**			**x**			**x**
Main	**Eating Area**	**6'5 x 8'0**			**x**			**x**
Above	**Master Bedroom**	**13'11 x 13'7**			**x**			**x**
Above	**Walk-In Closet**	**6'4 x 3'6**			**x**			**x**
Above	**Bedroom**	**10'0 x 9'4**			**x**			**x**
Above	**Bedroom**	**11'2 x 9'6**			**x**			**x**
Above	**Bedroom**	**9'9 x 9'7**			**x**			**x**
		x			**x**			**x**

Finished Floor (Main):	**620**
Finished Floor (Above):	**788**
Finished Floor (Below):	**0**
Finished Floor (Basement):	**0**
Finished Floor (Total):	**1,408 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**1,408 sq. ft.**

# of Rooms: **9** # of Kitchens: **1** # of Levels: **2**

Crawl/Bsmt. Height:

Restricted Age:

# of Pets: Cats: Dogs:

or % of Rentals Allowed:

Bylaws: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**

Basement: **None**

Bath	Floor	# of Pieces	Ensuite?
1	**Main**	**2**	**No**
2	**Above**	**4**	**Yes**
3			
4			
5			
6			
7			
8			

Outbuildings

Barn:

Workshop/Shed:

Pool:

Garage Sz:

Grg Dr Ht:

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

A RARE FIND. Celebrating a well loved 4 BED + 2 STOREY home in HOLLYHOCK. SPACE. Enjoy coming home to FLAT LEVEL ENTRY to spacious bright+airy main floor. This spacious 1408ft layout is a perfect balance of open living to traditional separation for the entertainer or family! Formal dining off living room + eating nook off gourmet kitchen. Above enjoy 4 spacious bedrooms appointed plan that feels so much larger. Say no to extra stairs! OUTSIDE. Arrive to sprawling garden patio or yard in front with convenient access to the street OR enjoy cozy fire + BBQ on rear terrace off kitchen-you choose. POSITION. Always love a corner home, only 1 shared wall for extra privacy. Convenient access for your guests or large vehicles! HOOD. Great family community. Close to shopping+transit! MOVE IN + ENJOY

REA Full Public

The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Real Estate Board of Greater Vancouver Board ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC* indicates 'Personal Real Estate Corporation'.

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This is not intended to cause or induce a breach of an existing agency agreement.

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MRKT. REAL ESTATE GROUP

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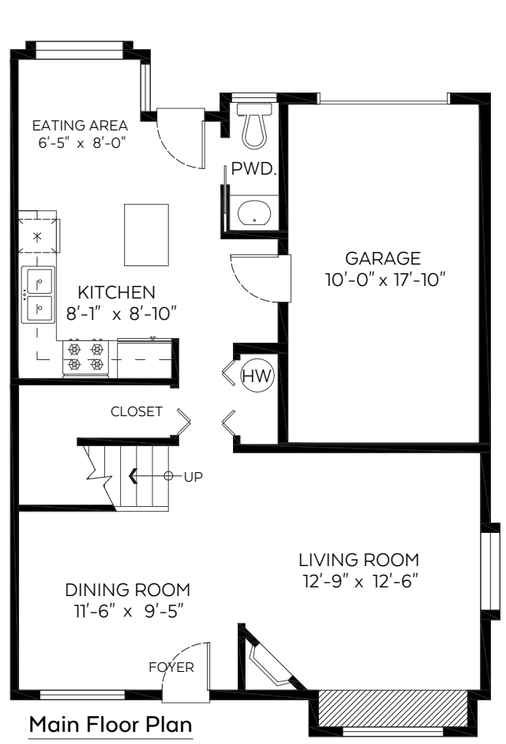
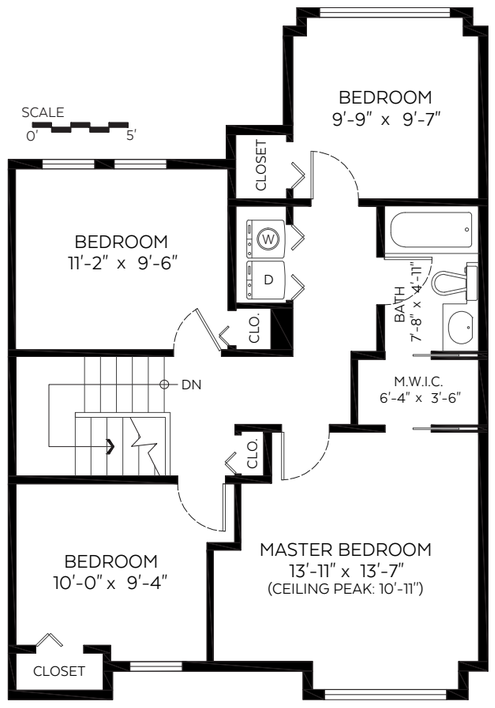
OWN YOUR MARKET

#49-23560 119 Avenue,
Maple Ridge, B.C.

Main Floor:	620 sq.ft.
Upper Floor:	788 sq.ft.
Total:	**1,408 sq.ft.**
Auxiliary Area	
Garage:	196 sq.ft.



Main Floor Plan
Floor Area: 620 sq.ft.



Upper Floor Plan
Floor Area: 788 sq.ft.

kwELITE REALTY KELLERWILLIAMS. NORTH

Valid Until: November 19, 2021

The floor plan is not suitable for architectural/construction and is covered under E&O. © Excelsior Measuring Inc. 2019. All rights reserved for Excelsior Measuring Inc. Users shall not publish and distribute such material (in whole or in part) and/or incorporate it in other works in any form.

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