



Presented by:  
**Jason Dryburgh PREC\***  
Keller Williams Elite Realty  
Phone: 604-839-3004  
https://MRKTrealtors.com  
jason@mrktrealtors.com



**Active**  
**R2593561**  
Board: V  
Townhouse

**11 13260 236 STREET**  
Maple Ridge  
Silver Valley  
V4R 2S5

Residential Attached  
**\$649,900** (LP)  
(SP)

Sold Date:  
Meas. Type:  
Depth / Size (ft.):  
Lot Area (sq.ft.):  
Flood Plain:  
Council Apprv?:  
Exposure:  
If new, GST/HST inc?:  
Mgmt. Co's Name:  
Mgmt. Co's Phone:  
View:  
Complex / Subdiv:  
Services Connected:  
Sewer Type:

Frontage (feet):  
Frontage (metres):  
Bedrooms:  
Bathrooms:  
Full Baths:  
Half Baths:  
Maint. Fee:

Original Price: **\$649,900**  
Approx. Year Built: **2017**  
Age: **4**  
Zoning: **RM1**  
Gross Taxes: **\$2,609.87**  
For Tax Year: **2020**  
Tax Inc. Utilities?: **No**  
P.I.D.: **030-184-720**  
Tour:

Style of Home: **3 Storey**  
Construction: **Frame - Wood**  
Exterior: **Fibre Cement Board, Vinyl, Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel:  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Fenced Yard, Patio(s)**  
Type of Roof: **Other**

Reno. Year:  
R.I. Plumbing:  
  
Metered Water:  
R.I. Fireplaces:  
# of Fireplaces: **0**

Total Parking: **2**   Covered Parking: **1**  
Parking: **Garage; Single, Open**  
  
Dist. to Public Transit:  
Units in Development: **61**  
Title to Land: **Freehold Strata**  
  
Property Disc.: **Yes**  
Fixtures Leased: **No** :  
Fixtures Rmvd: **Yes: Master Bed Light / Shelf in Lower Bath.**  
Floor Finish: **Laminate, Mixed, Tile**

Locker: **N**  
Dist. to School Bus:  
Total Units in Strata:

Maint Fee Inc: **Garbage Pickup, Gardening, Management**  
Legal: **STRATA LOT 11, PLAN EPS4275, SECTION 28, 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**

Site Influences: **Recreation Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'2 x 15'6			x			x
Main	Dining Room	8'7 x 11'8			x			x
Main	Kitchen	12'2 x 12'3			x			x
Above	Master Bedroom	12'2 x 11'0			x			x
Above	Bedroom	9'10 x 9'10			x			x
Below	Foyer	8'10 x 3'11			x			x
Below	Den	7'9 x 8'6			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	526	# of Rooms: <b>7</b>	# of Kitchens: <b>1</b>	# of Levels: <b>3</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	526	Crawl/Bsmt. Height:			1	Above	3	Yes	Barn:
Finished Floor (Below):	243	Restricted Age:			2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3	Below	2	No	Pool:
Finished Floor (Total):	1,295 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaws: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>			5				Grg Dr Ht:
Grand Total:	1,295 sq. ft.	Basement: <b>Fully Finished</b>			6				
					7				
					8				

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

**ARCHSTONE | ROCK RIDGE.. Highlights of a modern+stunning quality home in renowned community.. SPACE. Bright+Airy plan lives so much larger. Entry w/overheight ceilings, usable den+bath. Open main inc/gourmet kitchen inc/stainless+modern cabinetry+endless Westerly sunset+city views. Sprawling+private patio. 2 large beds up plus/dream baths. Thoughtful closets. DESIGN. Curb appeal-extensive timber. Street front walk-up=convenient extra parking. Oversized single garage fits SUV+storage. BOUTIQUE. Quaint collection of 61 homes by quality builder. Say no to huge strata complex and retain your share of future decisions! Balance of 2-5-10 warranty. NATURE. Endless trails, Deer Fern Park & Golden Ears steps away. HOOD. Serenity+peace yet only minutes to town or 4 lights away from GE Bridge+Hwy1!**



11-13260 236 STREET | MAPLE RIDGE

604 465 1850   team@MRKTrealtors.com   MRKTrealtors.com





JASON DRYBURGH  
PERSONAL REAL ESTATE CORPORATION  
604-839-3004 jason@MRKTrealtors.com

OWN  
YOUR  
MARKET

#11-13260 236 Street,  
Maple Ridge, B.C.

Main Floor:	526 sq.ft.
Upper Floor:	526 sq.ft.
Lower Floor:	243 sq.ft.
Total:	1,295 sq.ft.

Auxiliary Area	
Garage:	242 sq.ft.
Balcony:	106 sq.ft.

