

Presented by:

Jason Dryburgh PREC*

Keller Williams Elite Realty

https://MRKTrealtors.com jason@mrktrealtors.com



R2650393 Board: V Townhouse

Construction:

Foundation:

Renovations:

of Fireplaces:

Fireplace Fuel:

Exterior:

26 10550 248 STREET

Maple Ridge Thornhill MR V2W 0H9

Residential Attached **\$1,088,800** (LP)

Cats:

Dogs:

MRTKrealtors.com

Tour:

(SP) M

Sold Date: If new, GST/HST inc?: Original Price: \$1,088,800 Meas. Type: Bedrooms: Feet Approx. Year Built: 2015 Bathrooms: Frontage(feet): Full Baths: 3 Frontage(metres): Zonina: RM1 Half Baths: Depth / Size (ft.): Gross Taxes: \$3,603.51 Sq. Footage: 0.00 For Tax Year: 2021 Flood Plain: P.I.D.: 029-798-647 Tax Inc. Utilities?: No

View: Complex / Subdiv: THE TERRACES

Services Connctd: Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer,

Sewer Type: City/Municipal Water Supply: City/Municipal

Total Parking: 2 Covered Parking: 2 Parking Access: Lane

Parking: Garage; Double Dist. to Public Transit: STEPS

Dist. to School Bus: STEPS Title to Land: Freehold Strata

Property Disc.: Yes Fixtures Leased: :

Reno. Year: Rain Screen: Fixtures Rmvd: Metered Water: R.I. Plumbing:

Fuel/Heating: Forced Air, Natural Gas Floor Finish: Wall/Wall/Mixed Outdoor Area: Balcny(s) Patio(s) Dck(s), Fenced Yard

Type of Roof: Fibreglass

Legal: STRATA LOT 34, PLAN EPS1975, SECTION 11, 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

Fibre Cement Board, Mixed, Vinyl

In Suite Laundry, Playground Amenities:

Style of Home: 2 Storey w/Bsmt., Corner Unit

Concrete Perimeter

R.I. Fireplaces:

Frame - Wood

Site Influences: Recreation Nearby, Shopping Nearby

ClthWsh/Dryr/Frdg/Stve/DW Features:

Finished Floor (Main):	772	Units in Development: 64	Tot Units in Strata:	64	Locker:			
Finished Floor (Above):	803	Exposure:	Storeys in Building:	3				
Finished Floor (AbvMain2):	0	Mgmt. Co's Name: Dwell	Mgmt. Co's #:	604-829-	2999			
Finished Floor (Below):	460	Maint Fee: \$354.21	Council/Park Apprv?:					
Finished Floor (Basement):	0	Maint Fee Includes: Garbage Pickup, Gardening, Management, Snow removal						
Finished Floor (Total):	2,035 sq. ft.							
Unfinished Floor:	0							

Grand Total: 2,035 sq. ft. Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns

Restricted Age: Suite: None

or % of Rentals Allowed: Basement: Fully Finished

Short Term(<1yr)Rnt/Lse Alwd?: No Crawl/Bsmt. Ht: # of Levels: 3 # of Kitchens: 1

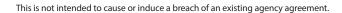
Short Term Lse-Details: # of Rooms: 12

Floor	Туре	Dimensions	Floor	Туре	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	9'2 x 9'1	Above	Bedroom	11'6 x 9'10	1	Main	2	No
Main	Living Room	10'2 x 11'1	Above	Bedroom	8'10 x 11'9	2	Above	4	Yes
Main	Dining Room	9'6 x 10'4	Below	Bedroom	8'7 x 10'1	3	Above	4	No
Main	Kitchen	11'1 x 8'0	Below	Flex Room	12'0 x 10'3	4	Below	4	No
Main	Family Room	9'7 x 12'0			x	5			
Main	Eating Area	8'9 x 6'0			x	6			
Above	Master Bedroom	13'10 x 13'5			x	7			
Above	Walk-In Closet	7'11 x 8'4			x	8			

Listing Broker(s): Keller Williams Elite Realty

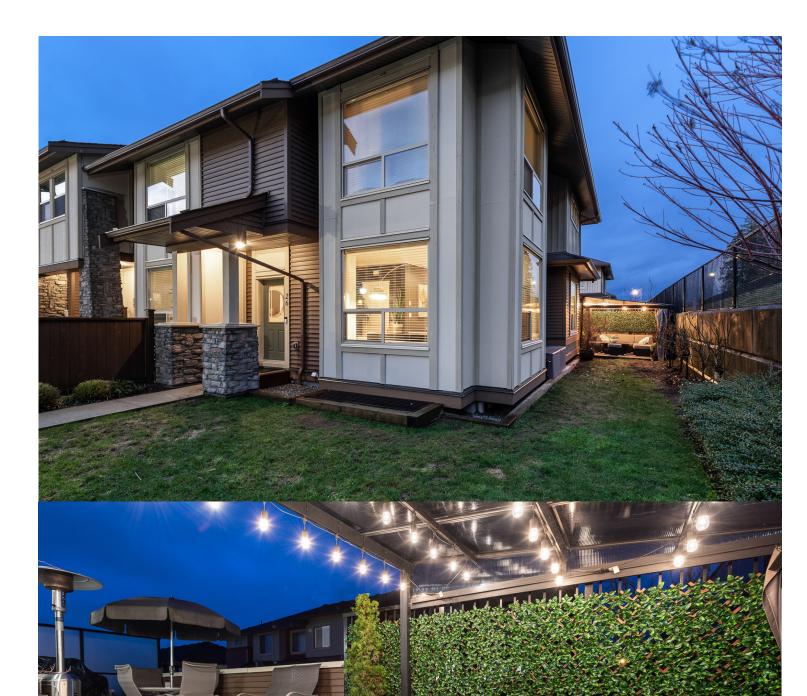
BRIGHT | SPACIOUS | LARGE YARD | CORNER... FEELS LIKE A HOME! Enjoy all the comforts of detached living space + convenience of young healthy strata! Top Reasons this EXPANSIVE 2035ft TOWNHOME is perfect. RARE..Exec style corner home perfectly positioned at end of quiet lane. Enjoy complete serenity from HUGE wrap around yard + GAZEBO off patio! SIDE BY SIDE garage! SPACE..Sprawling 4BED+4BATH home that feels much larger! Boasting contemporary design, entertainers kitchen, bright XL windows, large master, full Basement inc/1bed+1 bath+rec room! ALBION TERRACE.. Quality Built. Centrally Located. Almost Brand New. FINISHINGS.. Central FURNACE, central A/C allowed w/strata approval! S/S Appliances, quartz counters, wide plank floors. LOCATION.. Schools, shopping, trails, family community!

The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real
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#26-10550 248 Street, Maple Ridge, B.C.

Main Floor: 772 sq.ft.
Upper Floor: 803 sq.ft.
Lower Floor: 460 sq.ft.

Total: 2,035 sq.ft.

Auxiliary Area

Garage: 462 sq.ft.
Patio: 96 sq.ft.
Deck: 229 sq.ft.















Floor Area: 803 sq.ft.

