



Presented by:
Jason Dryburgh PREC*

Keller Williams Elite Realty

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



Active
R2650393
Board: V
Townhouse

26 10550 248 STREET
Maple Ridge
Thornhill MR
V2W 0H9

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



Sold Date: _____ If new, GST/HST inc?: _____ Original Price: **\$1,088,800**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2015**
Frontage(feet): _____ Bathrooms: **4** Age: **7**
Frontage(metres): _____ Full Baths: **3** Zoning: **RM1**
Depth / Size (ft.): _____ Half Baths: **1** Gross Taxes: **\$3,603.51**
Sq. Footage: **0.00** P.I.D.: **029-798-647** For Tax Year: **2021**
Flood Plain: _____ Tax Inc. Utilities?: **No**
View: _____ Tour: _____
Complex / Subdiv: **THE TERRACES**
Services Connctd: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/Bsmt., Corner Unit**
Construction: **Frame - Wood**
Exterior: **Fibre Cement Board, Mixed, Vinyl**
Foundation: **Concrete Perimeter**

Renovations: _____ Reno. Year: _____
of Fireplaces: **R.I.** Fireplaces: _____ Rain Screen: _____
Fireplace Fuel: _____ Metered Water: _____
Fuel/Heating: **Forced Air, Natural Gas** R.I. Plumbing: _____
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Fibreglass**
Floor Finish: **Wall/Wall/Mixed**

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: _____
Fixtures Rmvd: _____

Legal: **STRATA LOT 34, PLAN EP51975, 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**

Amenities: **In Suite Laundry, Playground**

Site Influences: **Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

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.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Unfinished Floor: 0	Restricted Age: _____	# of Pets: _____	Cats: _____ Dogs: _____
Grand Total: 2,035 sq. ft.	# or % of Rentals Allowed: _____		
Suite: None	Short Term (<1yr)Rnt/Lse Alwd?: No		
Basement: Fully Finished	Short Term Lse-Details: _____		
Crawl/Bsmt. Ht: _____			
# of Levels: 3			
# of Kitchens: 1			

Floor	Type	Dimensions	Floor	Type	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				5			
Main	Eating Area	8'9 x 6'0				6			
Above	Master Bedroom	13'10 x 13'5				7			
Above	Walk-In Closet	7'11 x 8'4				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!

REA Full Public 1 Page 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'. 02/08/2022 09:50 AM



26 10550 248 ST | 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

#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.

