



Presented by:
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Active

R2676280

Board: V

Townhouse

16 21491 DEWDNEY TRUNK ROAD

Maple Ridge

West Central

V2X 3G5

Residential Attached

\$649,900 (LP)

(SP)

Sold Date:

Meas. Type:

Frontage(feet):

Frontage(metres):

Depth / Size (ft.):

Sq. Footage:

Flood Plain:

View:

Complex / Subdiv:

Services Connctd:

If new, GST/HST inc?:

Bedrooms:

Bathrooms:

Full Baths:

Half Baths:

P.I.D.: 015-566-455

Original Price: \$649,900

Approx. Year Built: 1990

Age: 32

Zoning: RM4

Gross Taxes: \$3,419.88

For Tax Year: 2021

Tax Inc. Utilities?: No

Tour:

Sewer Type: City/Municipal

Water Supply: City/Municipal

Style of Home: Upper Unit

Construction: Frame - Wood

Exterior: Brick, Vinyl

Foundation: Concrete Perimeter

Renovations:

of Fireplaces: 1

Fireplace Fuel: Gas - Natural

Fuel/Heating: Baseboard, Electric

Outdoor Area: Sundeck(s)

Type of Roof: Asphalt

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Total Parking: 1

Covered Parking: 1

Parking Access: Front

Parking: Garage; Single, Visitor Parking

Dist. to Public Transit: WALK

Dist. to School Bus: WALK

Title to Land: Freehold Strata

Property Disc.: Yes

Fixtures Leased: :

Fixtures Rmvd: No :

Floor Finish: Laminate, Mixed, Tile

Legal: STRATA LOT 16, PLAN NWS3157, DISTRICT LOT 245, 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, AS APPROPRIATE

Amenities: Garden, In Suite Laundry

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings

Finished Floor (Main): 1,401

Finished Floor (Above): 0

Finished Floor (AbvMain2): 0

Finished Floor (Below): 72

Finished Floor (Basement): 0

Finished Floor (Total): 1,473 sq. ft.

Unfinished Floor: 0

Grand Total: 1,473 sq. ft.

Units in Development: 50

Exposure:

Mgmt. Co's Name: SELF MANAGED

Maint Fee: \$280.00

Maint Fee Includes: Garbage Pickup, Gardening, Management

Tot Units in Strata:

Storeys in Building: 2

Mgmt. Co's #:

Council/Park Apprv?:

Locker: No

Suite: None

Basement:None

Crawl/Bsmt. Ht:

of Kitchens: 1

of Levels: 1

of Rooms: 8

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

Restricted Age:

of Pets:

Cats:

Dogs:

or % of Rentals Allowed:

Short Term(<1yr)Rnt/Lse Alwd?:

Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	13'8 x 11'10			x	1	Main	4	No
Main	Kitchen	9'4 x 10'9			x	2	Main	3	Yes
Main	Dining Room	11'2 x 5'11			x	3			
Main	Family Room	19'1 x 15'11			x	4			
Main	Master Bedroom	15'3 x 12'0			x	5			
Main	Bedroom	11'4 x 10'5			x	6			
Main	Laundry	11'10 x 5'0			x	7			
Below	Foyer	5'3 x 7'3			x	8			

Listing Broker(s): Keller Williams Elite Realty

WHAT A DREAM! Don't let the address fool you.. This perfectly positioned home on back side of complex enjoys Golden Ears views + parkside setting off living & master bedroom for ample privacy! A sprawling upper floor townhome perfect for convenient single floor living+walk-up access & garage=best of both worlds! Bight+airy 1478ft 2 bed+ den feat open style kitchen w/large pantry storage room, large living+dining, cozy family room OR bring a contractor to explore 3rd bed! Expansive sunny South facing patio sits perfectly between homes for extra serenity! Large primary bedroom+ensuite plus another spacious bed, plenty of room! Newer carpets! Well reputed strata complex on the West side of town for easy commuter access, close to schools, shopping and everything you need at your footsteps!



16 21491 DEWDNEY TRUNK RD | MAPLE RIDGE

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MRKT.
REAL ESTATE GROUP

JASON DRYBURGH

PERSONAL REAL ESTATE CORPORATION

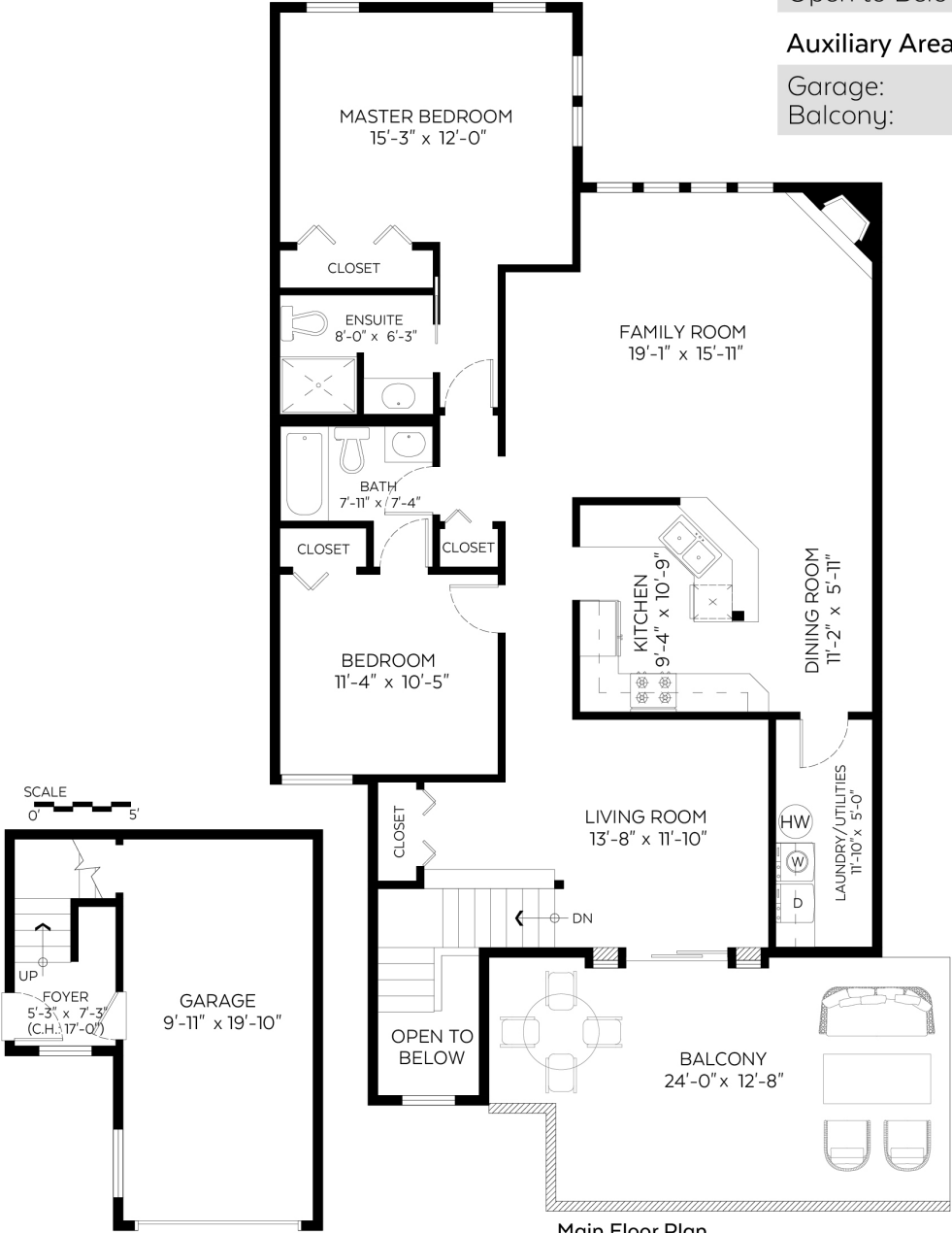
604-839-3004 jason@MRKTrealtors.com

OWN
YOUR
MARKET

#16-21491 Dewdney Trunk Road,
Maple Ridge, B.C.

Main Floor:	1,401 sq.ft.
Lower Floor:	72 sq.ft.
Total:	1,473 sq.ft.
Open to Below:	34 sq.ft.

Auxiliary Area	
Garage:	222 sq.ft.
Balcony:	285 sq.ft.



Lower Floor Plan
Floor Area: 72 sq.ft.
Ceiling Height: 8 ft.

Main Floor Plan
Floor Area: 1,401 sq.ft.
Ceiling Height: 8 ft.