



Presented by:
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Keller Williams Elite Realty

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Active
R2681298
Board: V
Townhouse

3 21015 118 AVENUE
Maple Ridge
Southwest Maple Ridge
V2X 8B7

Residential Attached
\$749,900 (LP)
(SP)



Sold Date: _____ If new, GST/HST inc?: _____ Original Price: **\$749,900**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1997**
Frontage(feet): _____ Bathrooms: **3** Age: **25**
Frontage(metres): _____ Full Baths: **2** Zoning: **TH**
Depth / Size (ft.): _____ Half Baths: **1** Gross Taxes: **\$2,920.11**
Sq. Footage: **0.00** For Tax Year: **2021**
Flood Plain: **No** P.I.D.: **023-680-521** Tax Inc. Utilities?: **No**
View: **Yes : SUNNY GREEN BACKDROP + TRAIL** Tour:
Complex / Subdiv: **AMARA PLACE**
Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Glass, Vinyl, Wood**
Foundation: **Concrete Perimeter**
Renovations: **Completely, Partly** Reno. Year: **2022**
of Fireplaces: **1** R.I. Fireplaces: _____ Rain Screen: _____
Fireplace Fuel: **Gas - Natural** Metered Water: _____
Fuel/Heating: **Forced Air, Natural Gas** R.I. Plumbing: _____
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**
Floor Finish: **Laminate, Mixed, Tile**

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Single, Open**
Dist. to Public Transit: **Walking** Dist. to School Bus: **Walking**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**

Legal: **STRATA LOT 3, PLAN LMS2694, DISTRICT LOT 249, 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: **In Suite Laundry**
Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Security - Roughed In, Vacuum - Built In, Vaulted Ceiling**

Finished Floor (Main): 580	Units in Development:	Tot Units in Strata: 18	Locker: No
Finished Floor (Above): 672	Exposure:	Stores in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Self Managed	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$376.00	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Management, Snow removal		
Finished Floor (Total): 1,252 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,252 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Suite: None	Restricted Age:	# of Pets:	Cats: Dogs:
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?:		
# of Kitchens: 1	Short Term Lse-Details:		
# of Levels: 2			
# of Rooms: 7			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Dining Room	8'11 x 10'2			x	1	Main	2	No
Main	Kitchen	7'6 x 9'7			x	2	Above	3	Yes
Main	Living Room	20'4 x 13'0			x	3	Above	3	No
Above	Master Bedroom	14'3 x 11'8			x	4			
Above	Walk-In Closet	4'0 x 5'3			x	5			
Above	Bedroom	10'4 x 9'0			x	6			
Above	Bedroom	10'1 x 9'5			x	7			
		x			x	8			

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

WESTSIDE CHARM! Celebrating the highlights of this STUNNING home in home in sought after AMARA PLACE.. SPACE. Spacious 2-level home lives much larger! Enjoy flat entry to bright main+dramatic vaulted ceilings+gorgeous stairwell skylights. Perfect balance of open concept-traditional. 3 SPACIOUS beds up! CUSTOM. Dream reno! Modern laminate floors, designer paint+lighting, gourmet kitchen, new gas furnace+H/W tank! Move-in & enjoy.. SETTING. Entertain/unwind on serene West exposed 2724ft sun deck set on trail+tree'd backdrop. Bonus 121ft front patio across from playground! STRATA. Well run+low turnover self managed community. New roofs, new gutters (eta this summer) = stress free investment. LOCATION. West is best! Convenient commuter access. Steps to shopping+schools+transit out your door.

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'. 04/26/2022 12:14 PM



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**OWN
YOUR
MARKET**

**3 21015 118 AVENUE
MAPLE RIDGE, BC**

LIVING AREA 1,252 SF
MAIN FLOOR 580 SF
UPPER FLOOR 672 SF

EXTRA AREA 608 SF
DECK 274 SF
PATIO 121 SF
GARAGE 213 SF



KWELITE REALTY
KELLERWILLIAMS



Valid Until: April 22, 2024
All dimensions are approximate and not suitable for architectural/construction use. This is for marketing purposes only. The measurements are approximate within +/- 2%, E&O insured. Total square footage might be kept consistent with strata plan. It might include unfinished area.

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