

Presented by:

## **Jason Dryburgh PREC\***

Keller Williams Elite Realty

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Residential Attached

R2681298 Board: V

**3 21015 118 AVENUE** 

Maple Ridge Southwest Maple Ridge V2X 8B7

**\$749,900** (LP)

(SP) M

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If new, GST/HST inc?: Sold Date: Original Price: \$749,900 Meas. Type: Bedrooms: Approx. Year Built: 1997 Bathrooms: Frontage(feet): Full Baths: 2 Frontage(metres): Zonina: TH Half Baths: Depth / Size (ft.): Gross Taxes: \$2,920.11 Sq. Footage: For Tax Year: 2021 Flood Plain: P.I.D.: **023-680-521** Tax Inc. Utilities?: No 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

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 Renovations: **Completely, Partly** Reno. Year: 2022 Fixtures Leased: No: R.I. Fireplaces: Rain Screen:

# of Fireplaces: 1 Fireplace Fuel: Gas - Natural Fixtures Rmvd: No: Metered Water: Fuel/Heating: Forced Air, Natural Gas R.I. Plumbina:

Floor Finish: Laminate, Mixed, Tile Outdoor Area: Fenced Yard, Patio(s)

Type of Roof: Asphalt

Style of Home: 2 Storey Construction:

Exterior:

Foundation:

Frame - Wood

Glass, Vinyl, Wood

**Concrete Perimeter** 

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

In Suite Laundry Amenities:

Site Influences: Central Location, Private Yard, Recreation Nearby, Shopping Nearby

10'1 x 9'5

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 Strat	:a: <b>18</b>	Lock	ker: <b>No</b>
Finished Floor (Above): 672		Exposure:			Storeys in Building:			
Finished Floor (AbvMain2):	0	Mgmt. Co's Na	me: Self Managed		Mgmt. Co's #:			
Finished Floor (Below):	0	Maint Fee:	\$376.00		Council/Park App	rv?:		
Finished Floor (Basement):	0	Maint Fee Inclu	ides: <b>Garbage Pickup,</b>	Gardening, Manageme	ent, Snow remov	al		
Finished Floor (Total):	1,252 sq. ft.			J, 1 J	. ,			
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 Ren	tals Allowed:					
Crawl/Bsmt. Ht: # of Levels: 2		Short Term(<1yr)Rnt/Lse Alwd?:						
# of Kitchens: 1			Short Term Lse-Details:					
Floor Type	Dimensio	ons Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main Dining Roo	om 8'11 x :	10'2	71 -	X		Main	2	No
Main Kitchen	7'6 x 9			x		Above	3	Yes
Main Living Roo				x	3	Above	3	No
Above Master Be				x	4			
Above Walk-In C	loset 4'0 x !	5'3		X	5			

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.

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 Greater Vancouver Board ("the Boards") and is from sources believed reliable but should not be relied upon 1 Page without verification. The Boards assume no responsibility for its accuracy. PREC\* indicates 'Personal Real Estate Corporation'.

This is not intended to cause or induce a breach of an existing agency agreement.





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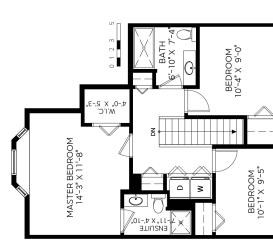
1,252 SF 580 SF 672 SF

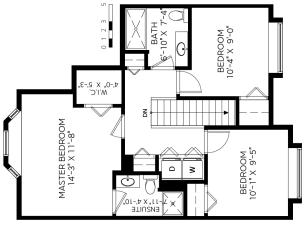
LIVING AREA MAIN FLOOR UPPER FLOOR

608 SF 274 SF 121 SF 213 SF

EXTRA AREA
DECK
PATIO
GARAGE

21015 118 AVENUE MAPLE RIDGE, BC



















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