



Presented by: **Jason Dryburgh PREC\***

Keller Williams Elite Realty

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**Active**  
**R2710542**  
Board: V  
Townhouse

**15 11305 240 STREET**  
Maple Ridge  
Cottonwood MR  
V2W 0J1

Residential Attached  
**\$749,999 (LP)**  
(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$749,999**  
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **2016**  
Frontage(feet): Bathrooms: **3** Age: **6**  
Frontage(metres): Full Baths: **2** Zoning: **RM-1**  
Depth / Size (ft.): Half Baths: **1** Gross Taxes: **\$3,034.80**  
Sq. Footage: **0.00** For Tax Year: **2021**  
Flood Plain: **No** P.I.D.: **030-042-852** Tax Inc. Utilities?: **No**  
View: **No** Tour:  
Complex / Subdiv: **MAPLE HEIGHTS**  
First Nation Reserve:  
Services Connctd: **Community, Electricity, Natural Gas, Sanitary Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Vinyl, Wood**  
Foundation: **Concrete Perimeter**

Renovations: Reno. Year:  
# of Fireplaces: R.I. Fireplaces: Rain Screen:  
Fireplace Fuel: Metered Water:  
Fuel/Heating: **Baseboard, Electric** R.I. Plumbing:  
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**  
Type of Roof: **Asphalt**

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**  
Parking: **Grge/Double Tandem**  
Dist. to Public Transit: **Walking** Dist. to School Bus: **Walking**  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: **No**  
Fixtures Rmvd: **Yes: TENANT IMPROVEMENTS - TBD WITH OFFER**  
Floor Finish: **Laminate, Mixed, Carpet**

Legal: **STRATA LOT 94, PLAN EPS2572, SECTION 16, 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: **Club House, In Suite Laundry, Playground**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave**

Finished Floor (Main): **661**  
Finished Floor (Above): **629**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **106**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,396 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **1,396 sq. ft.**

Units in Development: **167**  
Exposure:  
Mgmt. Co's Name: **Rancho Mgt.**  
Maint Fee: **\$304.07**  
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Snow removal**

Tot Units in Strata: **167** Locker: **No**  
Storeys in Building:  
Mgmt. Co's #: **604-684-4508**  
Council/Park Apprv?:

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**  
Restricted Age: # of Pets: Cats: **Yes** Dogs: **Yes**  
# or % of Rentals Allowed:  
Short Term (<1yr)Rnt/Lse Alwd?: **No**  
Short Term Lse-Details:

Suite: **None**  
Basement: **None**  
Crawl/Bsmt. Ht: # of Levels: **3**  
# of Kitchens: **1** # of Rooms: **8**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	11'10 x 14'2			x	1	Main	2	No
Main	Dining Room	14'1 x 9'9			x	2	Above	4	Yes
Main	Flex Room	9'2 x 10'2			x	3	Above	4	No
Main	Kitchen	12'3 x 8'5			x	4			
Above	Master Bedroom	10'11 x 11'5			x	5			
Above	Bedroom	8'8 x 11'6			x	6			
Above	Bedroom	8'6 x 7'11			x	7			
Below	Foyer	10'10 x 5'5			x	8			

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

**MAPLE HEIGHTS MASTERPIECE. Welcome home to one of the most desirable family oriented community in Maple Ridge! HIGHLIGHTS.. SPACE! Spacious+thoughtful plan that lives much larger! Bright+airy open living w/3beds & 2.5 baths, double deep parking, sunny patio+yard. DESIGN! Modern stylish finishing top/bottom inc/dream kitchen w/gas range + white cabinetry, designer lighting, laminate floors. HOOD! Steps to daycare+elementary school! SRT / Shopping / Kanaka Creek regional park at your doorstep. Commuter's dream w/3 options to head West inc/straight through bypass via Kanaka Way. STRATA! Proactive+well run complex w/great reputation. Quality built by Qualico/Foxridge, under 10 years young! INVEST. Turn key move in+enjoy OR high demand rental w/long term reliable tenancy in place!**

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'. 07/19/2022 11:11 AM



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REAL ESTATE GROUP

**JASON DRYBURGH**  
PERSONAL REAL ESTATE CORPORATION

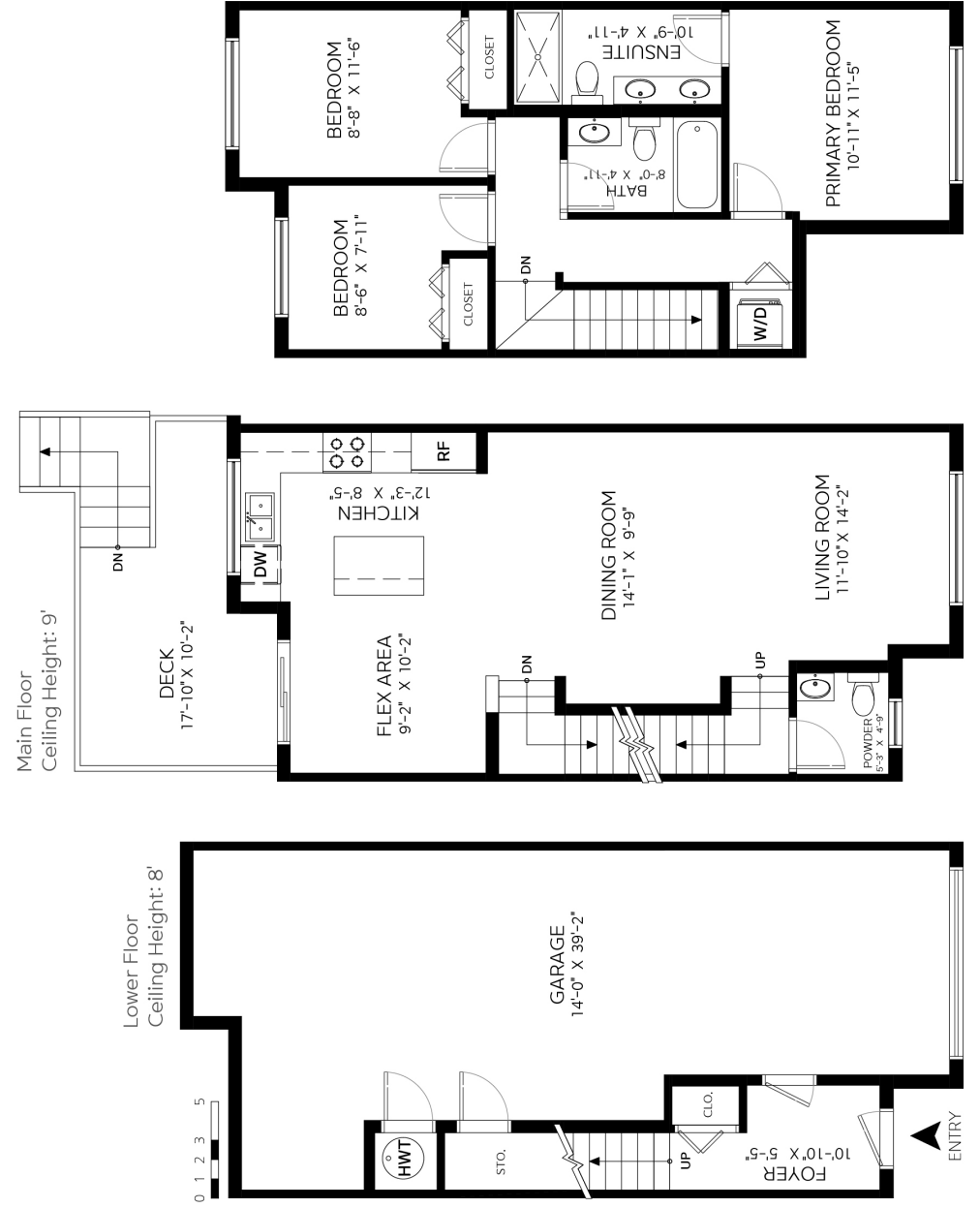
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**OWN  
YOUR  
MARKET**

**15 11305 240 Street**  
Maple Ridge, BC

**LIVING AREA** 1,396 SF  
MAIN FLOOR 661 SF  
UPPER FLOOR 629 SF  
LOWER FLOOR 106 SF

**EXTRA AREA** 736 SF  
DECK 139 SF  
GARAGE 597 SF



**KWELITE REALTY**  
KELLERWILLIAMS



Valid Until: July 17, 2022  
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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