



Presented by:
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Active **R2754032** **43 22810 113 AVENUE** Residential Attached
 Board: V Maple Ridge **\$838,800 (LP)**
 Townhouse East Central (SP) **M**
 V2X 3N2



Sold Date: If new,GST/HST inc?: Original Price: **\$838,800**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2017**
 Frontage(feet): Bathrooms: **3** Age: **6**
 Frontage(metres): Full Baths: **3** Zoning: **RM-1**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$3,508.31**
 Sq. Footage: **0.00** For Tax Year: **2022**
 Flood Plain: P.I.D.: **030-240-573** Tax Inc. Utilities?: **No**
 View: **Yes : SEASONAL RIVER + GREENSPACE** Tour:
 Complex / Subdiv: **RUXTON VILLAGE**
 First Nation
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/Bsmt., 3 Storey**
 Construction: **Frame - Wood**
 Exterior: **Glass, Vinyl, Wood**
 Foundation: **Concrete Perimeter**
 Renovations: **Partly** Reno. Year:
 # of Fireplaces: **1** R.I. Fireplaces: Rain Screen:
 Fireplace Fuel: **Electric** Metered Water:
 Fuel/Heating: **Forced Air, Natural Gas** R.I. Plumbing:
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**
 Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double**
 Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **:**
 Fixtures Rmvd: **No :**
 Floor Finish: **Laminate, Mixed, Tile**

Legal: **STRATA LOT 23, PLAN EPS4447, DISTRICT LOT 402, 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 V**

Amenities: **Air Cond./Central, Playground**
 Site Influences: **Central Location, Recreation Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): **789** Units in Development: **43** Tot Units in Strata: **43** Locker: **No**
 Finished Floor (Above): **649** Exposure:
 Finished Floor (AbvMain2): **0** Mgmt. Co's Name: **Century 21** Stores in Building:
 Finished Floor (Below): **309** Maint Fee: **\$405.84** Mgmt. Co's #: **604-278-2121**
 Finished Floor (Basement): **0** Maint Fee Includes: **Garbage Pickup, Gardening, Management, Snow removal**
 Finished Floor (Total): **1,747 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **1,747 sq. ft.** Bylaws Restrictions: **Pets Allowed w/Rest.** # of Pets: Cats: Dogs:
 Suite: **None** Restricted Age:
 Basement: **None** # or % of Rentals Allowed:
 Crawl/Bsmt. Ht: # of Levels: **3** Short Term(<1yr)Rnt/Lse Alwd?: **No**
 # of Kitchens: **1** # of Rooms: **10** Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	12'8 x 11'10	Below	Den	12'7 x 9'11	1	Main	4	No
Main	Dining Room	11'11 x 16'10	Below	Storage	8'1 x 3'0	2	Above	3	Yes
Main	Kitchen	16'4 x 8'0				3	Above	4	No
Main	Bedroom	11'11 x 10'4				4			
Above	Primary Bedroom	12'9 x 9'0				5			
Above	Bedroom	10'2 x 11'0				6			
Above	Bedroom	7'7 x 7'10				7			
Below	Foyer	7'10 x 3'11				8			

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

A DREAM COME TRUE. Perfect combination of design to functionality at RUXTON VILLAGE. Highlights! SPACE. Bright+expansive 1747ft plan lives like a home! Coveted corner position-only 1 shared wall! Rare 4 BED+FLEX! Enter via DOUBLE WIDE full-size garage. Entry level bed/flex room for teens /guests. Dramatic main w/9ft ceilings, wide open concept space, cozy playroom/office off full-size dining+built-ins, full bath, 2x front/rear patios! ABOVE: 3 comfy beds+upper patio w/seasonal river views, 2 baths. CUSTOM. Magazine worthy! Gorgeous lighting, live edge shelving+built-ins, shiplap+wallpaper features! Dream kitchen w/extensive cabinetry. Central A/C+Gas Furnace! SETTING. Large fenced yard aside playground&visitor parking. LOCATION. Easy commute via Haney bypass, walking dist to WC Express!



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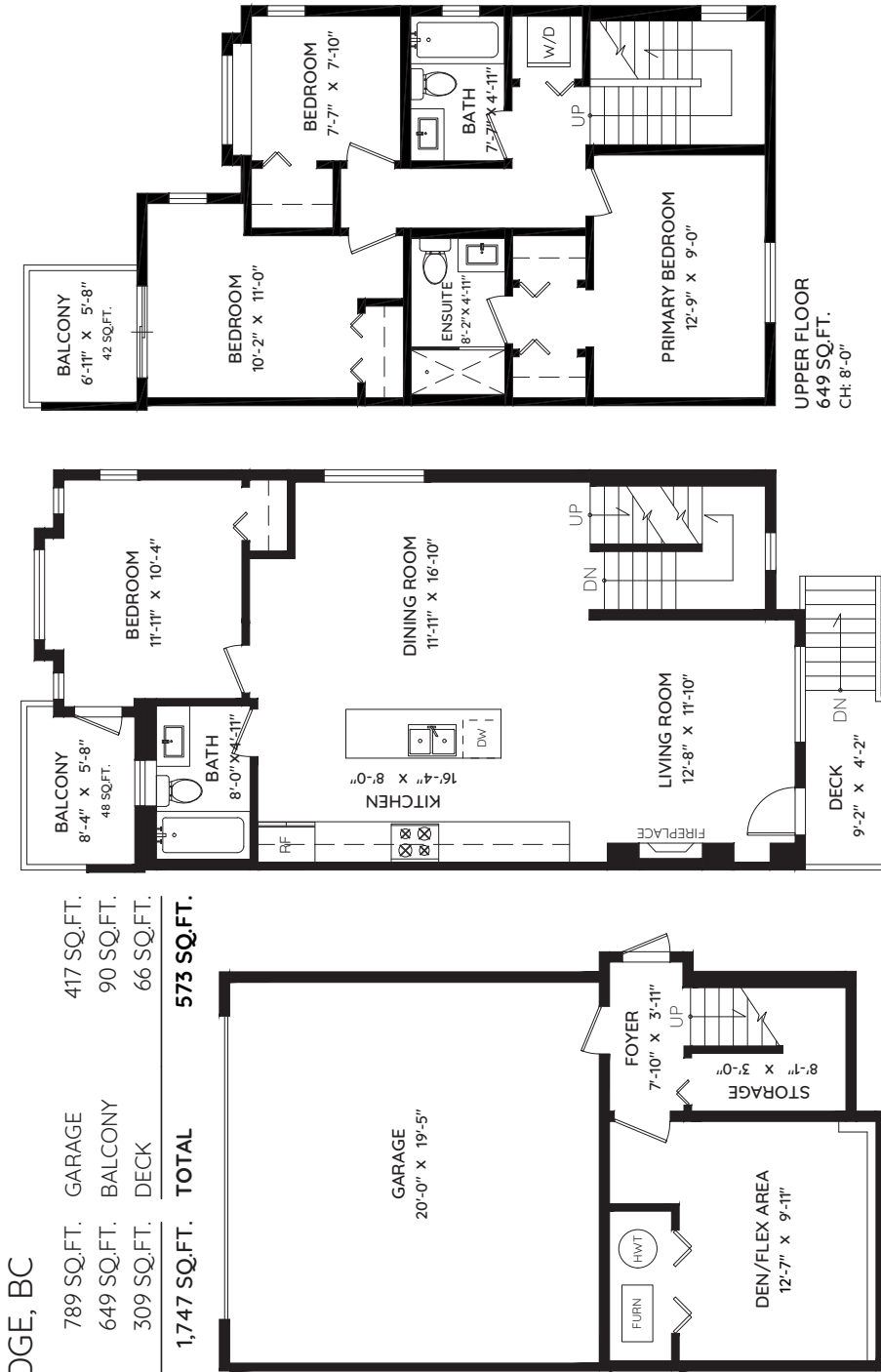
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MAPLE RIDGE, BC

MAIN	789 SQ.FT.	GARAGE	417 SQ.FT.
UPPER	649 SQ.FT.	BALCONY	90 SQ.FT.
LOWER	309 SQ.FT.	DECK	66 SQ.FT.
TOTAL	1,747 SQ.FT.	TOTAL	573 SQ.FT.



The floor plan and the measurements are approximate within +/- 2% and are to be used for advertising usage only. May include unfinished area. Not suitable for architectural or construction. ESO Insured.



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