



Presented by:
Jason Dryburgh PREC*
 Keller Williams Elite Realty
<https://MRKTrealtors.com>
jason@mrktrealtors.com



R2817334 **504 22233 RIVER ROAD** Residential Attached
 Board: V Maple Ridge **\$615,000 (LP)**
 Apartment/Condo West Central (SP) **M**
 V2X 3N7



Sold Date: If new,GST/HST inc?: Original Price: **\$615,000**
 Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1994**
 Frontage(feet): Bathrooms: **2** Age: **29**
 Frontage(metres): Full Baths: **2** Zoning: **STRATA**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$2,241.41**
 Sq. Footage: **0.00** P.I.D.: **024-193-151** For Tax Year: **2022**
 Flood Plain: View: **Yes : LUSH FORESTED BACKDROP** Tax Inc. Utilities?: **No**
 Complex / Subdiv: **RIVER GARDENS** Tour:
 First Nation
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Penthouse, Upper Unit**
 Construction: **Frame - Wood**
 Exterior: **Brick, Vinyl, Wood**
 Foundation: **Concrete Perimeter**
 Renovations: **Completely, Partly** Reno. Year:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Gas - Natural** Metered Water:
 Fuel/Heating: **Baseboard, Electric, Natural Gas** R.I. Plumbing:
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Other, Torch-On**
 Legal: **STRATA LOT 46, PLAN LMS3297, DISTRICT LOT 398, 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**

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
 Parking: **Garage; Underground**
 Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: :
 Fixtures Rmvd: :
 Floor Finish: **Laminate, Tile**

Amenities: **Elevator, In Suite Laundry, Storage**
 Site Influences: **Central Location, Recreation Nearby, Shopping Nearby, Treed**
 Features: **CltHwsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Finished Floor (Main): 1,172	Units in Development: 50	Tot Units in Strata: 50	Locker: Yes
Finished Floor (Above): 0	Exposure:	Stores in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Strataco	Mgmt. Co's #:	604-294-4141
Finished Floor (Below): 0	Maint Fee: \$546.29	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Management, Snow removal		
Finished Floor (Total): 1,172 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,172 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?: No		
# of Kitchens: 1	Short Term Lse-Details:		
# of Rooms: 7			

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

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

TOP FLOOR DREAM HOME! Presenting a rare, coveted PENTHOUSE home set on quiet back side overlooking a lush, forested backdrop for year round serenity & ever changing nature colours! Arrive to a bright and open plan w/dramatic vaulted A frame ceiling and expansive window coverage. A gorgeous, high quality renovation top to bottom makes this a truly complete package to move-in & enjoy! Impress you guests with a modern chef-inspired kitchen inc/white cabinetry, stainless appliances, stone counters & more! Premium engineered h/w floors, designer paint & lighting, mouldings. Functional 2 beds opposite living, each w/patio! 2 luxurious baths! Spacious den for home office, nursery AND full-size laundry room! RIVER GARDENS, a well maintained community steps to the Fraser River, West Coast Express!

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504 22233 RIVER ROAD | MAPLE RIDGE

604 839 3004 team@MRKTrealtors.com MRKTrealtors.com



JASON DRYBURGH
PERSONAL REAL ESTATE CORPORATION
team@MRKTreators.com • 604-839-3004



**OWN
YOUR
MARKET**

504-22233 River Road
Maple Ridge, BC

Total Livable:	1,172	sq ft
Main Floor	1,172	sq ft
Total:	140	sq ft
Balcony	47	sq ft
Balcony	93	sq ft



Main Floor: 1172 sq ft



Total square foot calculated to gross unit area. SQFT based on interior measurements to exterior walls, not taken from original blueprints, may include unfinished area. This is for marketing purposes only and is not intended for architectural/construction use. All details, sizes & placements should be considered approximate within +/- 2% tolerance.

