

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

MRKT Real Estate Group  
Keller Williams Elite Realty

https://MRKTrealtors.com  
jason@mrktrealtors.com



**Active**  
**R2845707**  
Board: V  
Townhouse

**78 11305 240 STREET**  
Maple Ridge  
Cottonwood MR  
V2W 0J1

Residential Attached  
**\$822,000 (LP)**  
(SP) **M**



Sold Date: \_\_\_\_\_ If new,GST/HST inc?: \_\_\_\_\_ Original Price: **\$822,000**  
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **2016**  
Frontage(feet): \_\_\_\_\_ Bathrooms: **3** Age: **8**  
Frontage(metres): \_\_\_\_\_ Full Baths: **2** Zoning: **STRATA**  
Depth / Size (ft.): \_\_\_\_\_ Half Baths: **1** Gross Taxes: **\$3,397.84**  
Sq. Footage: **0.00** P.I.D.: **029-768-772** For Tax Year: **2022**  
Flood Plain: \_\_\_\_\_ View: **No** Tax Inc. Utilities?: \_\_\_\_\_  
Complex / Subdiv: **MAPLE HEIGHTS** Tour: \_\_\_\_\_  
First Nation: \_\_\_\_\_  
Services Connctd: **Electricity, Sanitary Sewer, Storm Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Total Parking: **3** Covered Parking: **2** Parking Access: **Front**  
Parking: **Grge/Double Tandem, Visitor Parking**  
Dist. to Public Transit: **1 Block** Dist. to School Bus: **1 Block**  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**

Renovations: \_\_\_\_\_ Reno. Year: \_\_\_\_\_  
# of Fireplaces: **0** 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**

Fixtures Leased: \_\_\_\_\_  
Fixtures Rmvd: **Yes: Pendant lights (dining)/cabinets (nook)/TV mounts/doorbell**  
Floor Finish: **Laminate, Tile, Carpet**

Legal: **STRATA LOT 31, PLAN EPS2572, SECTION 16, TOWNSHIP 12, 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: **In Suite Laundry, Playground**

Site Influences: **Central Location, Private Setting, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Microwave**

Finished Floor (Main): **677**  
Finished Floor (Above): **679**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **96**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,452 sq. ft.**  
Unfinished Floor: **0**

Units in Development: **167** Tot Units in Strata: **167** Locker: **No**  
Exposure: \_\_\_\_\_ Stores in Building: **2**  
Mgmt. Co's Name: **Rancho** Mgmt. Co's #: **604-684-4508**  
Maint Fee: **\$310.88** Council/Park Apprv?: \_\_\_\_\_  
Maint Fee Includes: **Garbage Pickup, Management, Snow removal**

Grand Total: **1,452 sq. ft.**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**  
Restricted Age: \_\_\_\_\_ # of Pets: \_\_\_\_\_ Cats: \_\_\_\_\_ Dogs: \_\_\_\_\_

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

Short Term (<1yr)Rnt/Lse Alwd?: **No**  
Short Term Lse-Details: \_\_\_\_\_

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Dining Room	17'11 x 9'5				1	Main	2	No
Main	Kitchen	14'6 x 14'7				2	Main	5	Yes
Main	Living Room	17'10 x 13'10				3	Above	4	No
Above	Primary Bedroom	10'11 x 12'				4			
Above	Walk-In Closet	6'8 x 4'7				5			
Above	Bedroom	9'3 x 10'9				6			
Above	Bedroom	8'5 x 13'2				7			
Below	Foyer	5'4 x 10'1				8			

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

**MAPLE HEIGHTS MASTERPIECE!** Celebrating an **IMMACULATELY** loved home, in most desirable family oriented community! **HIGHLIGHTS.. SPACE!** Enjoy **CORNER** home w/dramatic natural light, only 1 shared wall! **Bright open plan, not your typical layout - feels much larger!** 3 beds & 2.5 baths, oversized tandem garage w/bonus storage, sunny South exp patio+yard w/full height. **DESIGN!** Stylish finishing top-bottom inc/dream kitchen w/gas range, designer lighting & floors, gorgeous baths. **HOOD!** Steps to daycare+elementary school! **SRT/shopping/Kanaka Creek** 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, only 8 years young!** **INVEST.** Move in+enjoy **OR** high demand rental!

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'. 01/31/2024 11:52 AM



**78-11305 240TH STREET | MAPLE RIDGE**

604 839 3004 team@MRKTrealtors.com MRKTrealtors.com

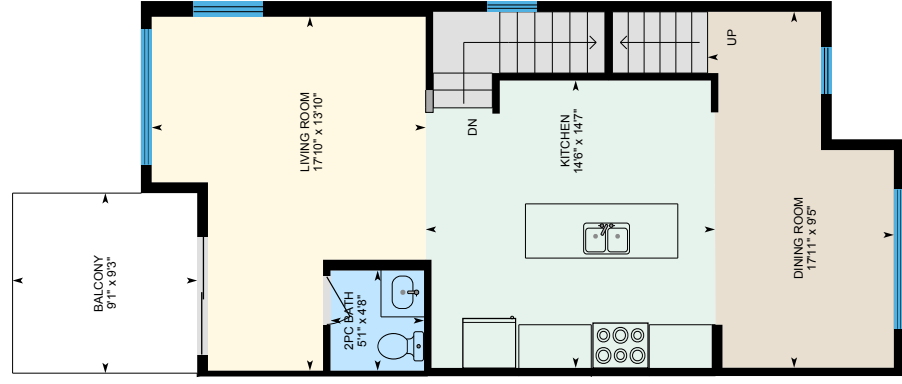


**JASON DRYBURGH**  
 PERSONAL REAL ESTATE CORPORATION  
 team@MRKTreators.com • 604-839-3004

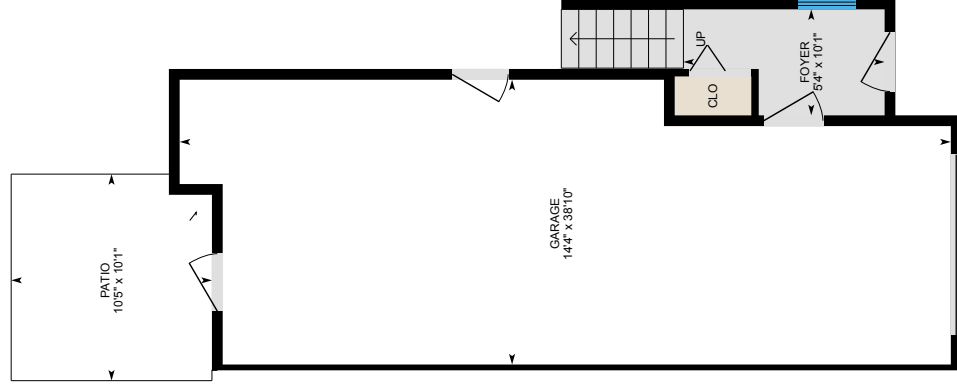
**OWN  
 YOUR  
 MARKET**

**78-11305 240 Street**  
 Maple Ridge, BC

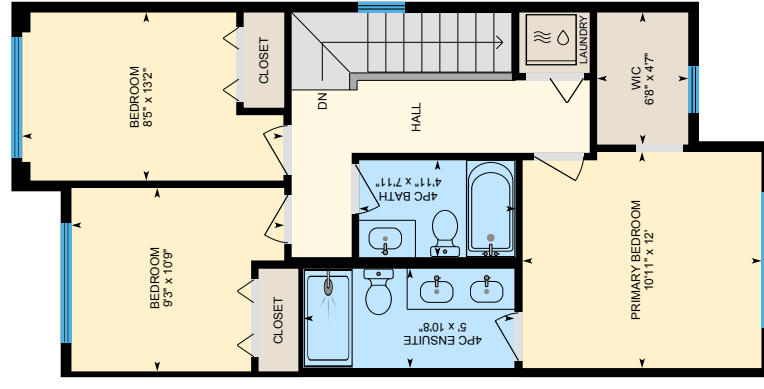
	<b>Total Livable:</b>	<b>1,452</b>	<b>sq ft</b>
Main Floor	677	sq ft	
Lower Floor	96	sq ft	
Upper Floor	679	sq ft	
<b>Total:</b>	<b>690</b>	<b>sq ft</b>	
Balcony	84	sq ft	
Patio	103	sq ft	
Garage	503	sq ft	



**Main Floor: 677 sq ft**



**Lower Floor: 96 sq ft**



**Upper Floor: 679 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.

