

**Active**  
**R2384130**  
 Board: V  
 Apartment/Condo

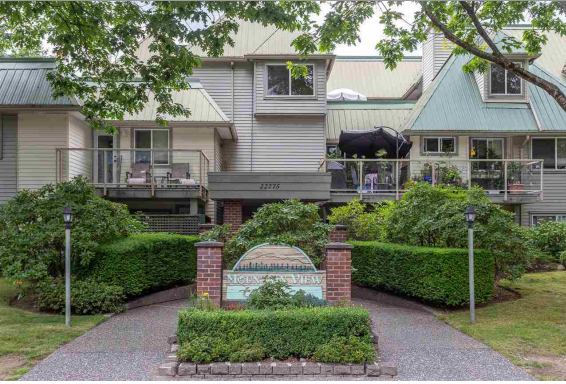
**111 22275 123 AVENUE**

Maple Ridge  
 West Central  
 V2X 4E1

Residential Attached

**\$349,000** (LP)

(SP) 



Sold Date: \_\_\_\_\_ Frontage (feet): \_\_\_\_\_ Original Price: **\$349,000**  
 Meas. Type: **Feet** Frontage (metres): \_\_\_\_\_ Approx. Year Built: **1993**  
 Depth / Size (ft.): \_\_\_\_\_ Bedrooms: **2** Age: **26**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **RES**  
 Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$2,440.22**  
 Council Apprv?: \_\_\_\_\_ Half Baths: **0** For Tax Year: **2018**  
 Exposure: \_\_\_\_\_ Maint. Fee: **\$331.83** Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: \_\_\_\_\_ P.I.D.: **018-349-927**  
 Mgmt. Co's Name: **FRASER PROPERTY MGMT.** Tour: \_\_\_\_\_  
 Mgmt. Co's Phone: **604-466-7021**  
 View: **Yes: GOLDEN EARS MOUNTAINS**  
 Complex / Subdiv: \_\_\_\_\_  
 Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer**

Style of Home: <b>Corner Unit, Ground Level Unit</b>	Total Parking: <b>2</b> Covered Parking: <b>2</b> Parking Access: <b>Side</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Underground</b>
Exterior: <b>Brick, Vinyl</b>	Locker: <b>Y</b>
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit: _____
Rain Screen: <b>Full</b>	Dist. to School Bus: _____
Renovations: _____	Units in Development: _____
Water Supply: <b>City/Municipal</b>	Reno. Year: _____
Fireplace Fuel: <b>Gas - Natural</b>	R.I. Plumbing: _____
Fuel/Heating: <b>Electric, Natural Gas</b>	R.I. Fireplaces: _____
Outdoor Area: <b>Patio(s)</b>	# of Fireplaces: <b>1</b>
Type of Roof: <b>Metal</b>	Title to Land: <b>Freehold Strata</b>
	Property Disc.: <b>Yes</b>
	Fixtures Leased: <b>No</b>
	Fixtures Rmvd: <b>No</b>
	Floor Finish: <b>Other</b>

Maint Fee Inc: **Caretaker, Garbage Pickup, Gas, Management, Sewer, Water**  
 Legal: **STRATA LOT 51, PLAN LMS608, DISTRICT LOT 399, 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**  
 Amenities: **Elevator, Garden, In Suite Laundry, Storage**

Site Influences: **Central Location, Cul-de-Sac, Paved Road, Recreation Nearby, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'9" x 10'			x			x
Main	Dining Room	11'3" x 8'6"			x			x
Main	Kitchen	9' x 9'			x			x
Main	Nook	9'9" x 8'6"			x			x
Main	Master Bedroom	11'8" x 10'5"			x			x
Main	Bedroom	11'5" x 9'			x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main): <b>1,068</b>	# of Rooms: <b>6</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>4</b>	<b>Yes</b>	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	<b>Main</b>	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): <b>1,068 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor: <b>0</b>	Bylaws: <b>Pets Allowed w/Rest., Rentals Not Allowed</b>			5				Door Height:
Grand Total: <b>1,068 sq. ft.</b>	Basement: <b>None</b>			6				
				7				
				8				

Listing Broker(s): **RE/MAX Sabre Realty Group**

**A lot for a little, this centrally located West Maple Ridge Condo provides breathtaking views of Golden Ears Mountain tops. Visible from the living room, master bedroom and large north facing patio. Welcome to West Maple Ridge's best Buy! This spacious 2 bed, 2 bathroom condo is in close proximity to shopping, restaurants and all levels of schooling! Unit comes with a gas fireplace, a house size laundry room, a large storage locker and 2 side by side underground parking stalls. Bring your renovation ideas and make this home your perfect fit!**