

R2681796 Maple Ridge West Central VOV OVO (SP)
 Board: V, Attached Apartment/Condo



DOM: **20** List Date: **4/27/2022** Expiry Date: **8/31/2022**
 Prev. Price: **\$849,900** Original Price: **\$849,900** Sold Date:
 Meas. Type: If new, GST/HST inc?: **No** Approx. Year Built: **2022**
 Frontage (feet): Bedrooms: **3** Age: **0**
 Frontage (metres): Bathrooms: **3** Zoning: **CD-1**
 Depth/Size: Full Baths: **2** Gross Taxes: **\$0.00**
 Sq. Footage: **0.00** Half Baths: **1** For Tax Year: **2021**
 Flood Plain: P.I.D.: **800-153-639** Tax Inc. Utilities?: **No**
 View: : Tour: **Virtual Tour URL**
 Complex / Subdiv: **ERA**
 Services Connctd: **Community, Electricity, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey, Corner Unit**
 Construction: **Frame - Wood**
 Exterior: **Brick, Fibre Cement Board, Mixed**
 Foundation: **Concrete Perimeter**
 Renovations: Reno. Year: Rain Screen: Metered Water: R.I. Plumbing:
 # of Fireplaces: **0** R.I. Fireplaces: Fireplaces Fuel: Heat Pump
 Fuel/Heating: **Heat Pump** Outdoor Area: **Patio(s)** Type of Roof: **Torch-On**
 Total Parking: **2** Covered Parking: **2** Parking Access: **Garage; Underground, Visitor Parking**
 Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**
 Title to Land: **Freehold Strata** Land Lease Expiry Year:
 Seller's Interest: **Assign. of Contract**
 Property Disc.: **No ; Developers Disclosure Statement**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Wall/Wall/Mixed**

Legal: **PENDING REGISTRATION OF STRATA PLAN** Municipal Charges
 Amenities: **Bike Room, Club House, Elevator, Exercise Centre, Garden, In Suite Laundry, Pool; Outdoor, Recreation Center, Storage, Swirlpool/Hot Tub**
 Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Hot Tub Spa/Swirlpool, Microwave, Other - See Remarks, Smoke Alarm, Sprinkler - Fire**
 Garbage: Water: Dyking: Sewer: Other:

Finished Floor (Main): **1,465** Units in Development: Exposure: **East** Tot Units in Strata: **143** Locker: **Yes**
 Finished Floor (Above): **0** Mgmt. Co's Name: Maint Fee: **\$291.76** Storeys in Building: Mgmt. Co's #:
 Finished Floor (AbvMain2): **0** Maint Fee Includes: **Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal** Council/Park Apprv:
 Finished Floor (Below): **0** Bylaw Restrictions: **Pets Allowed w/Rest., Rentals Allowed** # of Pets: **2** Cats: **Yes** Dogs: **Yes**
 Finished Floor (Basement): **0** Restricted Age: # or % of Rentals Allowed: Short Term(<1yr)Rnt/Lse Alwd?: **No** Short Term Lse-Details:
 Finished Floor (Total): **1,465sq. ft.** Suite: Basement: **None** Crawl/Bsmt. Ht: # of Levels: **1** # of Rooms: **8**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Bath | Floor | #Pieces | Ensuite? |
|-------|----------------|-------------|-------|------|------------|------|-------|---------|----------|
| Main | Kitchen | 15'2x 8' | | | x | 1 | Main | 2 | No |
| Main | Living Room | 24'0x 12'5 | | | x | 2 | Main | 3 | No |
| Main | Bedroom | 9'10x 9'10 | | | x | 3 | Main | 5 | Yes |
| Main | Bedroom | 11'0x 9'11 | | | x | 4 | | | |
| Main | Family Room | 11'11x 8'7 | | | x | 5 | | | |
| Main | Master Bedroom | 12'2x 10'0 | | | x | 6 | | | |
| Main | Walk-In Closet | 8'4x 4'8 | | | x | 7 | | | |
| Main | Patio | 42'11x 8'10 | | | x | 8 | | | |

List Broker 1: **Keller Williams Elite Realty - Office: 604-468-0010** List Broker 3: **craig@themacnabs.com**
 List Desig Agt 1: **Craig Johnston - Phone: 604-202-6092** Appointments: **Keybox; Appt. Not Required**
 List Broker 2: Call: **CRAIG**
 List Desig Agt 2: 3: Phone: **604-202-6092**
 Sell Broker 1:
 Sell Sales Rep 1: 2: 3:
 Owner: ****Privacy Protected** Andy & Marie Van de Leur**
 Commission: **3% ON THE \$100,000. 1.15% ON THE REMAINING BALANCE**
 Occupancy: **Under Construction**

Realtor **Accepted Offer. Processing. :)**
 Remarks:

Top 5 reasons why this property will move quick. #1. LOCATION - Super central. Close to Haney Place Mall, Public Library and Memorial Peace Park. Close to bus stops, schools, with tons of shopping and good eats within walking distance. #2. DEVELOPMENT - Assignment of Contract. Brand New Condo, expected completion late Summer 2022. Amenities to include Indoor Basketball Court, Golf Simulator, Pool and so much more. #3. LAYOUT - Well thought out, One level, 3 bed & 3 bath Family unit. Ground floor, Private Corner Unit with a huge patio & 10' ceilings. #4. FEATURES - EV charging station (1), Heat Pump, Light Colour Scheme and a bonus Family Room. #5. PRICE - All this for under \$850K. Unheard of, I know. Rentals Allowed. Pets allowed w/ restrictions. Get it before she's gone.