



Presented by:

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Active
R2762493

Board: V
Townhouse

#97 24108 104 AVENUE

Maple Ridge
Albion
V2W 0G4

Residential Attached

\$899,000 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$899,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 2020
Frontage(feet):	Bathrooms: 3	Age: 3
Frontage(metres):	Full Baths: 2	Zoning: RM1
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$3,714.05
Sq. Footage: 0.00	P.I.D.: 030-963-745	For Tax Year: 2022
Flood Plain: No	View: Yes : Greent Belt	Tax Inc. Utilities?:
Complex / Subdiv: RIDGEMONT	First Nation	Tour: Virtual Tour URL
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **End Unit**
 Construction: **Frame - Wood**
 Exterior: **Fibre Cement Board, Mixed, Wood**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **0** R.I. Fireplaces:
 Fireplace Fuel:
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front, Rear**
 Parking: **Garage; Double, Other**
 Dist. to Public Transit: **1/2 block** Dist. to School Bus: **1/2 block**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: :
 Fixtures Rmvd: **Yes: Ask LA**
 Floor Finish:

Legal: **STRATA LOT 97, PLAN EPS4930, SECTION 3, TOWNSHIP 12, 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: **Garden, In Suite Laundry**
 Site Influences: **Greenbelt, Recreation Nearby, Shopping Nearby**
 Features:

Finished Floor (Main):	700
Finished Floor (Above):	727
Finished Floor (AbvMain2):	0
Finished Floor (Below):	287
Finished Floor (Basement):	0
Finished Floor (Total):	1,714 sq. ft.
Unfinished Floor:	0
Grand Total:	1,714 sq. ft.

Units in Development:	Tot Units in Strata:	Locker:
Exposure:	Storeys in Building: 3	
Mgmt. Co's Name:	Mgmt. Co's #:	
Maint Fee: \$305.16	Council/Park Apprv?:	
Maint Fee Includes: Garbage Pickup, Gardening, Management, Snow removal		

Suite:
 Basement: **Fully Finished**
 Crawl/Bsmt. Ht: # of Levels: **3**
 # of Kitchens: **1** # of Rooms: **8**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
 Restricted Age: # of Pets: Cats: Dogs:
 # or % of Rentals Allowed:
 Short Term (<1yr)Rnt/Lse Alwd?: **No**
 Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	13'1 x 13'0			x	1	Main	2	No
Main	Flex Room	9'11 x 8'0			x	2	Above	4	No
Main	Dining Room	12'4 x 11'2			x	3	Above	4	Yes
Main	Kitchen	14'0 x 11'5			x	4			
Above	Primary Bedroom	16'0 x 10'11			x	5			
Above	Bedroom	11'10 x 9'5			x	6			
Above	Bedroom	11'10 x 9'5			x	7			
Below	Flex Room	16'1 x 12'9			x	8			

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

Feeling more like a detached house than a townhouse Unit #97 comes FULLY loaded!3 Beds,3 Baths,End unit, 1,714sqft, 4 Parking,Fully Fenced Yard,Open Concept Living/Kitchen/Dining room w/patio off the kitchen ideal for BBQing & Entertaining, Primary Bed comes w/Vaulted ceilings, 4 piece ensuite. Bring ur ideas for the Flex space on the lower level Home Office?Gym?Theatre room? Don't miss this opportunity to snag one of Ridgemont's most desired units! Green belt/Garden views, visitor parking right across from your unit, Street access(bonus parking), End unit w/lots of windows giving u TONS of natural light, private with no neighbours directly behind or beside u & faces a quiet street:) Click "VIRTUAL TOUR" for more Info, Pics, Video & floorplans OPEN HOUSE Sat Apr 1 & Sun Apr 2 1pm-3pm