



Presented by:  
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**Active**  
**R2805150**  
Board: V  
Townhouse

**55 11720 COTTONWOOD DRIVE**

Maple Ridge  
Cottonwood MR  
V2X 0G7

Residential Attached

**\$939,900** (LP)   
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: <b>\$939,900</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>2007</b>
Frontage(feet): <b>0.00</b>	Bathrooms: <b>4</b>	Age: <b>16</b>
Frontage(metres): <b>0.00</b>	Full Baths: <b>3</b>	Zoning: <b>RM1</b>
Depth / Size (ft.): <b>0</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$3,554.05</b>
Sq. Footage: <b>0.00</b>	P.I.D.: <b>027-008-941</b>	For Tax Year: <b>2022</b>
Flood Plain:	View: <b>Yes : Greenspace</b>	Tax Inc. Utilities?:
Complex / Subdiv: <b>Cottonwood Green</b>	First Nation	Tour:
Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>	Sewer Type: <b>City/Municipal</b>	

Style of Home: **2 Storey w/ Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Vinyl, Wood**  
Foundation: **Concrete Perimeter**

Renovations: **Partly**  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Gas - Natural**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Balcony(s), Fenced Yard, Patio(s)**  
Type of Roof: **Asphalt**

Reno. Year: **2022**  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double**  
Dist. to Public Transit: **1 block** Dist. to School Bus:  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Laminate, Carpet**

Legal: **STRATA LOT 49, PLAN BCS1724, 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: **Air Cond./Central, In Suite Laundry, Playground**

Site Influences: **Central Location, Golf Course Nearby, Greenbelt, Private Yard, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): **907**  
Finished Floor (Above): **875**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **498**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **2,280 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **2,280 sq. ft.**

Units in Development: **72**  
Exposure:  
Mgmt. Co's Name: **Strataco**  
Maint Fee: **\$451.90**  
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Snow removal**

Tot Units in Strata:  
Storeys in Building:  
Mgmt. Co's #: **604-294-4141**  
Council/Park Apprv?:

Locker:

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

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**  
Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**  
# or % of Rentals Allowed: **100%**  
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	16'3 x 15'3	x			1	Main	2	No
Main	Dining Room	15'4 x 12'5	x			2	Above	4	No
Main	Kitchen	14' x 12'8	x			3	Above	4	Yes
Main	Eating Area	11' x 8'	x			4	Below	4	No
Above	Primary Bedroom	18'3 x 13'3	x			5			
Above	Bedroom	12'6 x 10'8	x			6			
Above	Bedroom	14'6 x 10'	x			7			
Below	Recreation Room	23' x 11'	x			8			

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

**Welcome to Cottonwood Green, one of Maple Ridge's best townhome complexes! This amazing 3 bed, 4 bath, end unit spans over 2200 sqft, has AC and backs onto a lush greenbelt! This townhome has an open main floor plan, plenty of windows to light up the space, while the upscale kitchen has SS appliances, granite counters, and dining table for the whole family. The living room is the perfect spot to relax, with gas fireplace, upgraded pot lights, and even more windows to light up the space. Upstairs has master bedroom with an ensuite, a convenient laundry area, full bath, and 2 more generously sized bedrooms. The lower level is home to an amazing man room and another full bath, providing another space to relax or for the kids to play.**