



Presented by:
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Active **20 22740 116 AVENUE** Residential Attached
R2822925 Maple Ridge **\$699,900** (LP)
 Board: V East Central (SP)
 Townhouse V2X 2X7



Sold Date: If new,GST/HST inc?: Original Price: **\$699,900**
 Meas. Type: Bedrooms: **2** Approx. Year Built: **1995**
 Frontage(feet): Bathrooms: **2** Age: **28**
 Frontage(metres): Full Baths: **2** Zoning: **RM1**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$4,004.09**
 Sq. Footage: **0.00** For Tax Year: **2022**
 Flood Plain: P.I.D.: **018-964-419** Tax Inc. Utilities?:
 View: **Yes : Green Belt** Tour: **Virtual Tour URL**
 Complex / Subdiv: **FRASER GLEN**
 First Nation
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey** Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
 Construction: **Frame - Wood** Parking: **Add. Parking Avail., Garage; Single, Visitor Parking**
 Exterior: **Stucco, Vinyl** Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**
 Foundation: **Concrete Perimeter** Title to Land: **Freehold Strata**
 Renovations: Property Disc.: **Yes**
 # of Fireplaces: **1** R.I. Fireplaces: Reno. Year: Fixtures Leased: **:**
 Fireplace Fuel: **Gas - Natural** Rain Screen: Fixtures Rmvd: **:**
 Fuel/Heating: **Forced Air, Natural Gas** Metered Water: Floor Finish:
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)** R.I. Plumbing:
 Type of Roof: **Asphalt**

Legal: **STRATA LOT 20, PLAN LMS1596, DISTRICT LOT 402, 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 APPROPRIATE**

Amenities: **Club House, Exercise Centre, Garden, In Suite Laundry, Pool; Indoor, Recreation Center, Swirlpool/Hot Tub**
 Site Influences: **Adult Oriented, Central Location, Greenbelt, Recreation Nearby, Retirement Community, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Drapes/Window Coverings, Microwave, Security System, Smoke Alarm**

Finished Floor (Main): 965	Units in Development: 69	Tot Units in Strata: 69	Locker:
Finished Floor (Above): 0	Exposure: Southeast	Storeys in Building: 2	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: SELF MANAGED	Mgmt. Co's #: 604-466-5477	
Finished Floor (Below): 935	Maint Fee: \$369.57	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Recreation Facility, RV Parking, Snow removal		
Finished Floor (Total): 1,900 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,900 sq. ft.	Bylaws Restrictions: Age Restrictions, Pets Allowed w/Rest.		
Suite: None	Restricted Age: 55+	# of Pets: 2	Cats: Yes Dogs: Yes
Basement: Fully Finished	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht: # of Levels: 2	Short Term (<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	5'4 x 6'9	Below	Recreation Room	12'3 x 18'2	1	Main	4	Yes
Main	Eating Area	7'6 x 7'9			x	2	Below	3	No
Main	Kitchen	9'5 x 12'0			x	3			
Main	Dining Room	13'9 x 9'10			x	4			
Main	Living Room	12'2 x 15'6			x	5			
Main	Primary Bedroom	10'9 x 14'			x	6			
Below	Family Room	11'8 x 15'1			x	7			
Below	Bedroom	11'3 x 13'1			x	8			

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

Top 5 reasons why this property will move quick: #1. LOCATION - Super central. Close to Haney Place mall, Public Library & Fraser Village Community Center. Close to bus stops, with tons of shopping and good eats within walking distance. #2. LAYOUT - Well thought out, two level, 2 bed & 2 bath townhouse with the primary bedroom on the main. #3. DEVELOPMENT - Great 55+ development. Private access to Fraser Village Community Centre with indoor pool, fitness facility, pool table, lounge, RV parking and so much more just 1 block away. #4. FEATURES - In-suite laundry, good storage, all poly-B removed. And located in the quietest corner in the development. #5. PRICE - All this for under \$700K. Unheard of, I know. Rentals Allowed. Pets allowed w/ restrictions. Open House Sat (14) & Sun (15) 12-2PM.