



Presented by:
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Active
R2894176

Board: V
Townhouse

12 22488 116 AVENUE

Maple Ridge
East Central
V2X 0X6

Residential Attached

\$789,900 (LP)
(SP)



12-22488 116 AVE

Sold Date:	If new,GST/HST inc?:	Original Price: \$789,900
Meas. Type:	Bedrooms: 3	Approx. Year Built: 1990
Frontage(feet):	Bathrooms: 3	Age: 34
Frontage(metres):	Full Baths: 2	Zoning: STRATA
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$3,908.85
Sq. Footage: 0.00		For Tax Year: 2022
Flood Plain:	P.I.D.: 016-860-497	Tax Inc. Utilities?:
View: :		Tour: Virtual Tour URL
Complex / Subdiv: Richmond Hill		
First Nation		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type:	Water Supply: City/Municipal	

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

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

Legal: **STRATA LOT 12, PLAN NWS3383, DISTRICT LOT 398, 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**

Amenities: **In Suite Laundry**

Site Influences:
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	879
Finished Floor (Above):	828
Finished Floor (AbvMain2):	478
Finished Floor (Below):	0
Finished Floor (Basement):	0
Finished Floor (Total):	2,185 sq. ft.
Unfinished Floor:	0
Grand Total:	2,185 sq. ft.

Units in Development: **53**
Exposure:
Mgmt. Co's Name: **SELF MANAGED**
Maint Fee: **\$374.00**
Maint Fee Includes: **Gardening, Management, Snow removal**

Tot Units in Strata: **53** Locker:
Storeys in Building:
Mgmt. Co's #:
Council/Park Apprv?:

Suite:
Basement: **Full**
Crawl/Bsmt. Ht: # of Levels: **3**
of Kitchens: **1** # of Rooms: **10**

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	11'5 x 14'9	Below	Bedroom	9'11 x 9'0	1	Below	2	No
Main	Eating Area	5'10 x 9'1	Below	Storage	13'0 x 13'9	2	Above	3	No
Main	Kitchen	9'0 x 11'3			x	3	Above	5	Yes
Main	Dining Room	10'4 x 13'5			x	4			
Main	Family Room	12'11 x 14'7			x	5			
Above	Bedroom	11'5 x 9'9			x	6			
Above	Flex Room	11'5 x 15'0			x	7			
Above	Primary Bedroom	17'3 x 13'8			x	8			

Listing Broker(s): **Royal LePage Elite West**

Welcome to Richmond Hill - a quality built, meticulously maintained, end-unit townhouse that spans 3 spacious levels. This 3 bed, 3 bath, 2185 SqFt unit has plenty of room for the whole family, including a double side by side garage and even a large storage room. Kitchen has been updated with painted cabinets, stainless steel appliances, breakfast bar and a beautiful view of the river. Upstairs has a large flex area that could be converted to a 4th bedroom and 2 more bedrooms. The primary bedroom has a large 5 piece ensuite with soaker tub and double sinks. Lower level has another bedroom & half bath along with a large storage area that could be used as an office, media room or even another bedroom. Open house this Saturday & Sunday 2-4pm