

Active
R2965775
 Board: V, Attached
 Townhouse

50 23560 119 AVENUE

Maple Ridge
 Cottonwood MR
 V4R 2P5

\$629,900 (LP)
 (SP)



Days on Market: **0** List Date: **2/11/2025** Seller's Acceptance Date:
 Orig. Price: **\$629,900** Expiry Date: **8/11/2025** Subject Removal Date:
 Prev. **\$0** Completion Date:

Meas. Type: **Feet** If new,GST/HST inc?: **Yes** Approx. Year Built: **1996**
 Frontage (feet): **0.00** Bedrooms: **3** Age: **29**
 Frontage (metres): **0.00** Bathrooms: **2** Zoning: **RUSS -**
 Depth/Size: **0'** Full Baths: **1** Gross Taxes: **\$3,766.97**
 Sq. Footage: **0.00** Half Baths: **1** For Tax Year: **2024**
 Flood Plain: P.I.D.: **023-639-741** Tax Inc. Utilities?: **No**
 View: **No** Tour:
 Complex / Subdiv: **Hollyhock**
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Slab**

Renovations: **Partly** Reno. Year: **2024**
 #of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Gas - Natural** Rain Screen:
 Fuel/Heating: **Electric** Metered Water:
 Outdoor Area: **Patio(s)** R.I. Plumbing:
 Type of Roof: **Asphalt** Floor Finish: **Laminate**

Total Parking: **1** Covered Parking: **0** Parking Access: **Rear**
 Parking: **Add. Parking Avail., Open, Visitor Parking**
 Dist. to Public Transit: **1 block** Dist. to School Bus: **3 blocks**
 Title to Land: **Freehold Strata** Land Lease Expiry Year:
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**

Legal: **STRATA LOT 53, PLAN LMS2415, 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 1** Municipal Charges

Amenities: **In Suite Laundry, Playground**

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

Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

Finished Floor (Main): **604** Units in Development: **103** Tot Units in Strata: **103** Locker: **Yes**
 Finished Floor (Above): **604** Exposure:
 Finished Floor (AbvMain2): **0** Mgmt. Co's Name: **Profile Properties** Storeys in Building: **2**
 Finished Floor (Below): **0** Maint Fee: **\$286.09** Mgmt. Co's #: **604-464-7548**
 Finished Floor (Basement): **0** Maint Fee Includes: **Garbage Pickup, Gardening, Management, Snow removal, Water** Council/Park Apprv: **No**
 Finished Floor (Total): **1,208sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **1,208sq. ft.** Bylaw Restrictions: **Pets Allowed w/Rest., Rentals Allowed** # of Pets: **1** Cats: **Yes** Dogs: **Yes**
 Suite: **None** Restricted Age:
 Basement: **None** # or % of Rentals Allowed: **100**
 Crawl/Bsmt. Ht: **0'** # of Levels: **2** Short Term (<1yr)Rnt/Lse Alwd?: **No**
 # of Kitchens: **1** # of Rooms: **7** Short Term Lse-Details:

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

List Broker 1: **Royal LePage Elite West - Office: 604-468-0010** List Broker 3:
 List Desig Agt 1: **Russ Macnab PREC* - Phone: 604-763-8196** russ@thamacnabs.com
 List Broker 2:
 List Desig Agt 2: 3
 Buyer's Broker 1:
 Buyer's Agent 1: 2 3:
 Owner: **Sarah Rogers, Stephanie Cromack**
 Commission: **3% 1ST 100K & 1% ON THE BALANCE** Occupancy: **Owner**

Appointments: **Touchbase**
 Call: **Touchbase**
 Phone: **604-763-8196**

Realtor **PRIVACY - Do not solicit. Easy to show on lockbox but please give 24hrs for showing request due to dog and young kids. 3rd bedroom is quite small so please let buyers know before showing. ALL OFFERS MUST INCLUDE TEAM ADDENDUM. Open house Sat Feb 15th & Sun Feb 16th 12-2pm, send your clients, full cooperation.**

3 Bed Townhome in Desirable HOLLYHOCK. Move-in ready with stylish updates throughout. Renovated kitchen features white soft-close cabinets, new countertops, upgraded appliances, and a spacious counter with seating for 4. The open-concept layout flows into a bright oversized living room with a cozy fireplace, easily adaptable to include a dining space if needed. Upstairs, you'll find 3 bedrooms, a large Primary bedroom, second bedroom with enough room for a teenager and smaller third bedroom that's perfect for a nursery or small office. There's also a beautifully updated bathroom, and a conveniently located laundry area. Ideally situated near Alexander Robinson elementary school, transit, and shopping in a well-maintained, community-focused complex. OPEN HOUSE FEB 15th & 16th 12-2pm