



Presented by:  
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**Active**  
**R2979348**

Board: V  
Townhouse

**162 11305 240 STREET**

Maple Ridge  
Cottonwood MR  
V2W 0J1

Residential Attached

**\$879,900** (LP)   
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: <b>\$879,900</b>
Meas. Type:	Bedrooms: <b>3</b>	Approx. Year Built: <b>2016</b>
Frontage(feet):	Bathrooms: <b>3</b>	Age: <b>9</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>RM-1</b>
Depth / Size (ft.):	Half Baths: <b>1</b>	Gross Taxes: <b>\$3,961.66</b>
Sq. Footage: <b>0.00</b>	P.I.D.: <b>030-211-328</b>	For Tax Year: <b>2024</b>
Flood Plain:	View: <b>:</b>	Tax Inc. Utilities?: <b>No</b>
Complex / Subdiv: <b>Maple Heights</b>	First Nation	Tour:
Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>	Sewer Type: <b>City/Municipal</b>	

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

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Electric**  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Patio(s) & Deck(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **2** Parking Access:  
Parking: **Grg/Double Tandem, Visitor Parking**  
Dist. to Public Transit:  
Title to Land: **Freehold Strata** Dist. to School Bus:  
Property Disc.: **Yes**  
Fixtures Leased: **No**  
Fixtures Rmvd: **: TV mounts & Sound Bar**  
Floor Finish:

Legal: **STRATA LOT 162, PLAN EPS2572, SECTION 16, 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: **In Suite Laundry**

Site Influences:  
Features:

Finished Floor (Main): **683**  
Finished Floor (Above): **683**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **128**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,494 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **1,494 sq. ft.**

Units in Development: **167** Tot Units in Strata: **167** Locker:  
Exposure: Stores in Building:  
Mgmt. Co's Name: **Profile Properties** Mgmt. Co's #: **604-464-7548**  
Maint Fee: **\$328.80** Council/Park Apprv?:  
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Snow removal, Water**

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

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

**END UNIT in MAPLE HEIGHTS! Beautiful 3 bed, 3 bath home is the one you've been waiting for! Main level features an open-concept layout with 9' ceilings, central kitchen w/ quartz counters, stainless steel appliances, ample storage, and a 2-piece bath. Enjoy a large island w/ seating, buffet/coffee bar with extra storage, separate dining area, and a bright living room with extra windows that opens to a deck with stairs leading to a fully fenced yard and newly built, low-maintenance deck. Spacious primary bedroom offers a walk-in closet, ensuite w/ double sinks and walk-in shower. Two additional bedrooms provide plenty of space for the kids, with laundry conveniently located upstairs. Tandem garage fits a full-size truck & car, w/ extra storage. OPEN HOUSE SAT March 22 & SUN March 23 2-4pm.**