



RAMIREZ REAL ESTATE

WELL MAINTAINED CORNER UNIT TOWNHOUSE

1-22980 ABERNETHY LANE | MAPLE RIDGE | V2X 3N4



3 BEDROOMS

3 BATHROOMS

1,281 SQ FT

LARGE PRIVATE YARD

DESCRIPTION

This well maintained townhouse with only 9 units in the complex could easily be made into a 4 bedroom unit. Updates include newer kitchen, bathrooms, and flooring throughout (2017). The kitchen boasts stainless steel appliance, crisp white cabinetry and more. This corner unit has an amazing outdoor space including area for BBQing and fully fenced yard for the kids & pets to play. All this in a great central location for easy commuting, close to schools shopping, transit, library, pool and more. The garage is perfect for your vehicle or "toy" storage. Additional parking may be available in the complex.

SPECIFICATIONS

STYLE OF HOME:	2 STOREY
YEAR BUILT:	1998
WATER SUPPLY:	CITY/MUNICIPAL
FEATURES:	CENTRAL LOCATION



KW ELITE REALTY
KELLER WILLIAMS

JULIE RAMIREZ | PREC* | 778.385.3875 | INFO@RAMIREZREALESTATE.CA

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Presented by:
Julie Ramirez PREC*
 Keller Williams Elite Realty
 Phone: 778-385-3875
<http://www.bchomes4sale.ca>
info@ramirezrealestate.ca



Active
R2654585

Board: V
 Townhouse

1 22980 ABERNETHY LANE

Maple Ridge
 East Central
 V2X 3N4

Residential Attached

\$649,900 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$649,900
Meas. Type:	Bedrooms: 3	Approx. Year Built: 1998
Frontage(feet):	Bathrooms: 3	Age: 24
Frontage(metres):	Full Baths: 2	Zoning: MULTI
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$2,609.48
Sq. Footage: 0.00		For Tax Year: 2021
Flood Plain:	P.I.D.: 024-372-382	Tax Inc. Utilities?:
View: No		Tour:
Complex / Subdiv:		
Services Connctd: Electricity, Natural Gas, Storm Sewer, Water		

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Renovations: **Partly**
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Electric**

Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
 Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**
 Parking: **Garage; Single**
 Dist. to Public Transit: **Close** Dist. to School Bus: **Close**
 Title to Land: **Freehold Strata**
 Property Disc.: **No**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Legal: **STRATA LOT 1, PLAN LMS3796, SECTION 20, 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**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Private Yard**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Finished Floor (Main): **528**
 Finished Floor (Above): **753**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **1,281 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **1,281 sq. ft.**

Suite: **None**
 Basement: **None**
 Crawl/Bsmt. Ht.: # of Levels: **2**
 # of Kitchens: **1** # of Rooms: **7**

Units in Development: **9**
 Exposure:
 Mgmt. Co's Name: **Fraser Property Management**
 Maint Fee: **\$450.00**
 Maint Fee Includes: **Garbage Pickup, Gardening, Management**

Tot Units in Strata: **9** Locker:
 Storeys in Building: **2**
 Mgmt. Co's #:
 Council/Park Apprv?:

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
 Restricted Age: # of Pets: Cats: Dogs:
 # or % of Rentals Allowed:
 Short Term(<1yr)Rnt/Lse Alwd?:
 Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	13'0 x 12'6			x	1	Main	2	No
Main	Dining Room	10'1 x 9'6			x	2	Above	4	No
Main	Kitchen	10'2 x 9'6			x	3	Above	3	Yes
Above	Master Bedroom	12'1 x 11'0			x	4			
Above	Bedroom	11'4 x 9'3			x	5			
Above	Bedroom	10'0 x 9'6			x	6			
Above	Flex Room	12'0 x 11'4			x	7			
		x			x	8			

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

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