



RAMIREZ REAL ESTATE

## GORGEOUS QUIET CORNER UNIT

126-12248 224 STREET | MAPLE RIDGE | V2X 8W6



2 BEDROOMS

2 BATHROOMS

922 SQ FT

SHOPPING/RECREATION NEARBY

### DESCRIPTION

**GORGEOUS QUIET CORNER UNIT** at the back of the building, one of the only units with a large grassy area for pet/kids to play & mature landscaping/shrubs for privacy. The bright & open floor plan boasts 2 bedroom (on opposite sides of the unit) plus DEN, 2 bathrooms and in-suite laundry. The kitchen has newer stainless steel appliances, breakfast bar & granite counter tops. The main bedroom has a walk-through closet & full ensuite. Main living area has laminate flooring & custom window coverings. Additional storage is conveniently located on the same floor and 2 parking stalls next to each other in secure underground parking. All this located walking distance to amenities - Rec Centre, restaurants, transit (West Coast Express), library, shopping, etc.

**PET FRIENDLY, RENTALS ALLOWED.**

### SPECIFICATIONS

STYLE OF HOME:	1 STOREY
YEAR BUILT:	2007
WATER SUPPLY:	CITY/MUNICIPAL
FEATURES:	CENTRAL LOCATION



KW ELITE REALTY  
KELLER WILLIAMS

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Presented by:  
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**Active**  
**R2720743**  
Board: V  
Apartment/Condo

**126 12248 224 STREET**

Maple Ridge  
East Central  
V2X 8W6

Residential Attached

**\$604,900** (LP)   
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$604,900</b>
Meas. Type:	Bedrooms: <b>2</b>	Approx. Year Built: <b>2007</b>
Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>15</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>RM-3</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$2,360.13</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2021</b>
Flood Plain:	P.I.D.: <b>027-291-642</b>	Tax Inc. Utilities?:
View: :		Tour:
Complex / Subdiv: <b>URBANO</b>		
First Nation Reserve:		
Services Connctd: <b>Electricity, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **1 Storey**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Vinyl**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Electric**  
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: **2** Parking Access: **Front**  
Parking: **Garage; Underground, Visitor Parking**  
Dist. to Public Transit: **1 Block** Dist. to School Bus: **2 Blocks**  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Laminate, Wall/Wall/Mixed**

Legal: **STRATA LOT 14, PLAN BCS2621, 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 V**

Amenities: **Elevator, In Suite Laundry, Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Finished Floor (Main): <b>922</b>	Units in Development: <b>232</b>	Tot Units in Strata: <b>232</b>	Locker: <b>Yes</b>
Finished Floor (Above): <b>0</b>	Exposure:	Storeys in Building: <b>4</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>Select</b>	Mgmt. Co's #:	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$333.03</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Garbage Pickup, Gardening, Management, Snow removal</b>		
Finished Floor (Total): <b>922 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>922 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allowed</b>		
Suite:	Restricted Age:	# of Pets:	Cats: <b>Yes</b> Dogs: <b>Yes</b>
Basement: <b>None</b>	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: <b>No</b>		
# of Kitchens: <b>1</b>	Short Term Lse-Details:		
# of Levels: <b>1</b>			
# of Rooms: <b>7</b>			

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

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

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