



RAMIREZ REAL ESTATE

CAPTIVATING VIEWS & COMFORTABLE LIVING!

416-11605 227 STREET | MAPLE RIDGE | V2X 2L6



2 BEDROOMS

2 BATHROOMS

1,095 SQ FT

CENTRAL LOCATION

DESCRIPTION

Come home to breathtaking courtyard views and glimpses of the Fraser River from your expansive covered balcony. This 2-bedroom, 2-bathroom condo offers 1095 square feet of comfortable living space. Inside, you'll find an updated kitchen and stylish laminate flooring throughout. Relax in the bright living room warmed by a cozy gas fireplace. The primary bedroom is generously sized, with both bedrooms featuring sliding doors opening onto the balcony. Plus, the large laundry room offers versatility as an office, hobby room, or additional storage space. Conveniently situated near shopping, dining, banking, transit, and clinics, this home provides easy access to everything you need. Building amenities include a recreation center, indoor pool, gym, and more. Secure underground parking and storage complete this appealing package. Don't miss out on this fantastic opportunity!

SPECIFICATIONS

STYLE OF HOME:	1 STOREY
YEAR BUILT:	1994
WATER SUPPLY:	CITY/MUNICIPAL
FEATURES:	SHOPPING & REC NEARBY



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

RAMIREZREALESTATE.CA

*PERSONAL REAL ESTATE CORPORATION. **INDEPENDENTLY OWNED AND OPERATED.





Presented by:
Julie Ramirez PREC*

Royal LePage Elite West
Phone: 778-385-3875
<http://www.bchomes4sale.ca>
info@ramirezrealestate.ca



Active
R2883326
Board: V
Apartment/Condo

416 11605 227 STREET

Maple Ridge
East Central
V2X 2L6

Residential Attached

\$549,900 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$549,900
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1994
Frontage(feet):	Bathrooms: 2	Age: 30
Frontage(metres):	Full Baths: 2	Zoning: RM-2
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,047.12
Sq. Footage: 0.00		For Tax Year: 2022
Flood Plain:	P.I.D.: 018-703-577	Tax Inc. Utilities?:
View: Yes : Courtyard & Peekaboo River		Tour:
Complex / Subdiv: Hillcrest		
First Nation		
Services Connctd: Electricity, Natural Gas, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt, Tar & Gravel**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage Underbuilding**
Dist. to Public Transit:
Title to Land: **Freehold Strata** Dist. to School Bus:
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Laminate, Tile, Carpet**

Legal: **STRATA LOT 57, PLAN LMS1315, DISTRICT LOT 401, 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: **Club House, Exercise Centre, In Suite Laundry, Recreation Center, Wheelchair Access, Workshop Detached**

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

Finished Floor (Main): 1,095	Units in Development:	Tot Units in Strata: 70	Locker: Yes
Finished Floor (Above): 0	Exposure:	Stores in Building: 5	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Profile Properties	Mgmt. Co's #: 604-464-7548	
Finished Floor (Below): 0	Maint Fee: \$350.00	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Hot Water, Management, Snow removal		
Finished Floor (Total): 1,095 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,095 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Suite:	Restricted Age: 55+	# of Pets:	Cats: Dogs:
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?:		
# of Kitchens: 1	Short Term Lse-Details:		
# of Levels: 1			
# of Rooms: 6			
Floor Type Dimensions	Floor Type Dimensions	Bath	Floor # of Pieces Ensuite?
Main Living Room 12'2 x 13'6	x	1	Main 3 Yes
Main Dining Room 12'2 x 10'	x	2	Main 3 No
Main Kitchen 11'8 x 9'1	x	3	
Main Primary Bedroom 16'0 x 12'3	x	4	
Main Bedroom 10'4 x 9'4	x	5	
Main Laundry 6'8 x 6'2	x	6	
x	x	7	
x	x	8	

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

Enjoy the fabulous view of the courtyard & peak-a-boo of Fraser River from your large covered balcony. This 2 bedroom, 2 bathroom condo features 1095 sf of living space. Features include an updated kitchen and laminate flooring. The bright living room features a cozy gas fireplace. The primary bedroom is spacious and both bedrooms have sliding doors on to the balcony. The large laundry room could be used as office/hobby room and or convenient in-suite storage. Located close to amenities such as, shopping, restaurants, bank, transit, clinics, etc. The building amenities include recreation centre, indoor pool, gym and much more. All this including secure underground parking and a storage. You won't be disappointed.