



RAMIREZ REAL ESTATE

DUPLEX STYLE TOWNHOME

44-11252 COTTONWOOD DRIVE | MAPLE RIDGE | V2X 9B1



3 BEDROOMS

3 BATHROOMS

1,695 SQ FT

CENTRAL LOCATION/PRIVATE YARD

DESCRIPTION

Immaculately maintained end unit featuring one of the largest, flat, private backyards in the complex. This home boasts an open concept main floor with laminate flooring, offering excellent access to the deck and yard for summertime entertaining and BBQing. The kitchen is equipped with white cabinets, quartz countertops, stainless steel appliances, and a BONUS nook area perfect for a pantry or desk. Upstairs, you'll find three spacious bedrooms, including a primary suite with a walk-in closet and ensuite bathroom. The lower level DEN is ideal for a gym, kids' playroom, or office. Over \$10,000 has been invested in the garage, which features epoxy flooring and ample storage. Conveniently located close to all levels of schools, shopping, restaurants, and transit, the complex also includes a playground. Remainder of home warranty included. Loads of visitor parking next to the unit.

SPECIFICATIONS

STYLE OF HOME: 2 STOREY W/ BSMT

YEAR BUILT: 2017

WATER SUPPLY: CITY/MUNICIPAL

FEATURES: SHOPPING & REC NEARBY

ROYAL LEPAGE
ELITE West

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

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Presented by:
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Active
R2910544

Board: V
Townhouse

44 11252 COTTONWOOD DRIVE

Maple Ridge
Cottonwood MR
V2X 9B1

Residential Attached

\$799,900 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$799,900
Meas. Type:	Bedrooms: 3	Approx. Year Built: 2017
Frontage(feet):	Bathrooms: 3	Age: 7
Frontage(metres):	Full Baths: 2	Zoning: RM-1
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$3,447.36
Sq. Footage: 0.00		For Tax Year: 2022
Flood Plain:	P.I.D.: 030-121-230	Tax Inc. Utilities?: No
View: :		Tour: Virtual Tour URL
Complex / Subdiv: Cottonwood Ridge		
First Nation		
Services Connctd: Electricity, Natural Gas, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Stone, Vinyl, Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Forced Air, Natural Gas**
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: **Front**
Parking: **Grge/Double Tandem, Visitor Parking**
Dist. to Public Transit: **1 Block** Dist. to School Bus: **Close**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate, Tile, Carpet**

Legal: **STRATA LOT 47, PLAN BCS4083, 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: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Finished Floor (Main): **700**
Finished Floor (Above): **713**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **282**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,695 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,695 sq. ft.**

Suite:
Basement: **None**
Crawl/Bsmt. Ht: **# of Levels: 3**
of Kitchens: **1** **# of Rooms: 10**

Units in Development: **81**
Exposure:
Mgmt. Co's Name: **Profile Properties**
Maint Fee: **\$331.00**
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Snow removal**

Tot Units in Strata: **81** Locker:
Storeys in Building: **3**
Mgmt. Co's #:
Council/Park Apprv?:

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
Restricted Age:
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

of Pets: Cats: Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	13'0 x 15'8	Above	Walk-In Closet	6'0 x 5'5	1	Main	2	No
Main	Dining Room	10'4 x 11'0	Below	Den	8'6 x 10'10	2	Above	4	No
Main	Kitchen	11'1 x 11'2			x	3	Above	4	Yes
Main	Nook	6'0 x 6'8			x	4			
Main	Foyer	5'6 x 15'			x	5			
Above	Primary Bedroom	13'10 x 15'8			x	6			
Above	Bedroom	9'4 x 11'8			x	7			
Main	Bedroom	9'8 x 12'2			x	8			

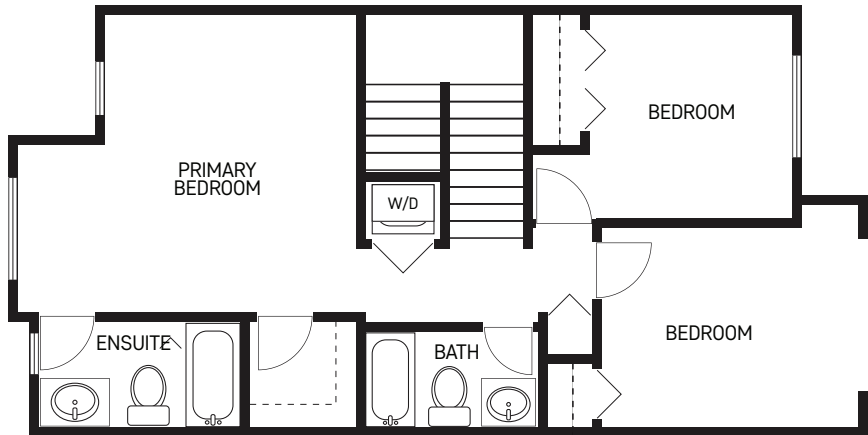
Listing Broker(s): **Royal LePage Elite West**

DUPLEX STYLE TOWNHOME - immaculately maintained end unit with one of the largest, flat, private backyards in the complex. This home boasts laminate flooring on the open concept main floor which has excellent access to the deck/yard for summertime entertaining & BBQing. The kitchen has white cabinets, quartz counter tops & stainless steel appliances and BONUS nook area for pantry/desk area. Upstairs has 3 spacious bedrooms including a main with walk-in closet and ensuite bathroom. The DEN area on the lower level is perfect for gym, kids or office. Over \$10k spent in the garage with epoxy flooring, loads of storage. Remainder of home warranty. LOADS of visitor parking next to unit. OPEN HOUSE Saturday Aug 3 & Sunday Aug 4 from 2-4pm.

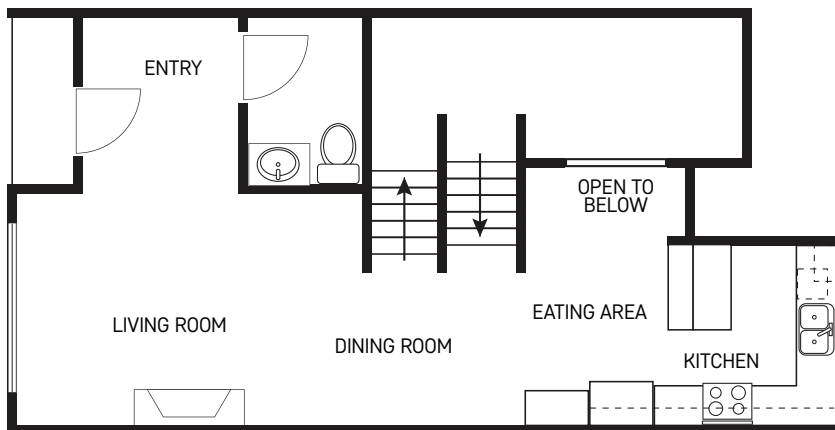


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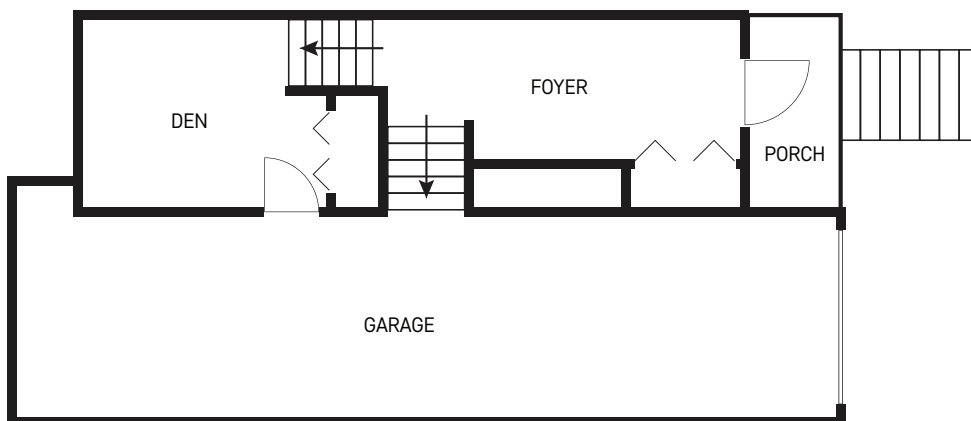
UPPER FLOOR



MAIN FLOOR



LOWER FLOOR



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