



RAMIREZ REAL ESTATE

LUXURY MEETS NATURE AT E11EVEN ON CROSS

6-23415 CROSS ROAD | MAPLE RIDGE | V4R 0C8



3 BEDROOMS

4 BATHROOMS

2,299 SQ FT

CUL DE SAC

DESCRIPTION

Experience the perfect blend of sophistication and tranquility in Maple Ridge's most sought-after boutique townhome community, crafted by award-winning West Coast Dream Homes. This former SHOW HOME is a showcase of superior design and thoughtful upgrades—custom draperies, automated blinds, premium counters, and more. Nestled against a peaceful greenbelt and steps from Maple Ridge Park and scenic trails, it's a haven for nature lovers. The chef-inspired kitchen with high-end appliances flows seamlessly to a private patio with lush forest views, while the bright living room opens to a welcoming front deck. Enjoy 10' ceilings, designer finishes, air conditioning, hot water on demand, and a spacious double garage with poly-coated floors, Handi-Wall storage, and EV charging readiness.

SPECIFICATIONS

STYLE OF HOME:	2 STOREY W/ BSMT
YEAR BUILT:	2020
WATER SUPPLY:	CITY/MUNICIPAL
FEATURES:	GATED COMPLEX/GREENBELT



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Presented by:
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Active
R3035913

Board: V
Townhouse

6 23415 CROSS ROAD

Maple Ridge
Silver Valley
V4R 0C8

Residential Attached

\$1,179,900 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$1,179,900
Meas. Type:	Bedrooms: 3	Approx. Year Built: 2020
Frontage(feet):	Bathrooms: 4	Age: 5
Frontage(metres):	Full Baths: 3	Zoning: RES
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$5,647.08
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 031-063-853	Tax Inc. Utilities?: No
View: :		Tour: Virtual Tour URL
Complex / Subdiv: 11 on Cross		
First Nation		
Services Connctd: Electricity, Natural Gas, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Forced Air**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

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

Legal: **STRATA LOT 6, PLAN EPS6714, SECTION 28, 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: **Air Cond./Central, In Suite Laundry**

Site Influences: **Cul-de-Sac, Gated Complex, Greenbelt, Private Setting, Private Yard**

Features: **Air Conditioning, Clothes Dryer, Clothes Washer, Dishwasher, Drapes/Window Coverings, Garage Door Opener, Microwave, Oven - Built In, Stove, Vacuum - Roughed In**

Finished Floor (Main): 885	Units in Development: 11	Tot Units in Strata: 11	Locker:
Finished Floor (Above): 883	Exposure:	Storeys in Building: 3	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Blue Print Strata	Mgmt. Co's #:	
Finished Floor (Below): 531	Maint Fee: \$564.81	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Management, Snow removal		
Finished Floor (Total): 2,299 sq. ft.			
Unfinished Floor: 0			
Grand Total: 2,299 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed		
Suite: None	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: Yes
Basement: Full	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		
# of Rooms: 11			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	11'9 x 14'8	Below	Recreation Room	16'6 x 10'9	1	Main	2	No
Main	Living Room	18'7 x 14'	Below	Flex Room	7'10 x 7'7	2	Above	4	No
Main	Dining Room	11'9 x 15'2	Below	Storage	4'7 x 3'6	3	Above	5	Yes
Main	Foyer	8'5 x 4'6			x	4	Below	4	No
Above	Primary Bedroom	13'6 x 14'3			x	5			
Above	Walk-In Closet	7'6 x 5'9			x	6			
Above	Bedroom	10'8 x 9'3			x	7			
Above	Bedroom	10'2 x 11'3			x	8			

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

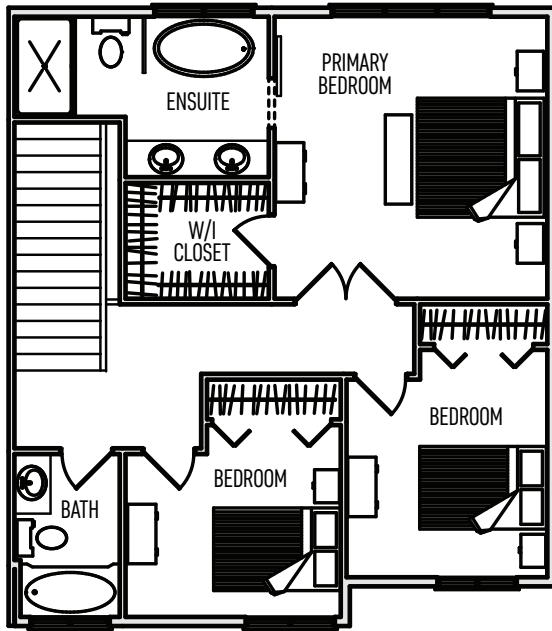
Discover unparalleled quality at E11even on Cross, Maple Ridge's premier boutique townhome community by award-winning West Coast Dream Homes. Perfect for those with refined tastes, this former SHOW HOME is impeccably designed and offers loads of extras including custom draperies, automated blinds, upgraded counters & more. Backing onto a serene greenbelt and steps from Maple Ridge Park and scenic trails, it's a nature lover's dream. The chef's kitchen, complete with top-tier appliances, opens to a private patio overlooking a lush forest oasis, while the living room leads to a front deck. Features include soaring 10' ceilings, designer finishes, A/C, hot water on demand, a spacious 2-car garage with poly-coated floors with Handi-Wall storage, and EV charging readiness.



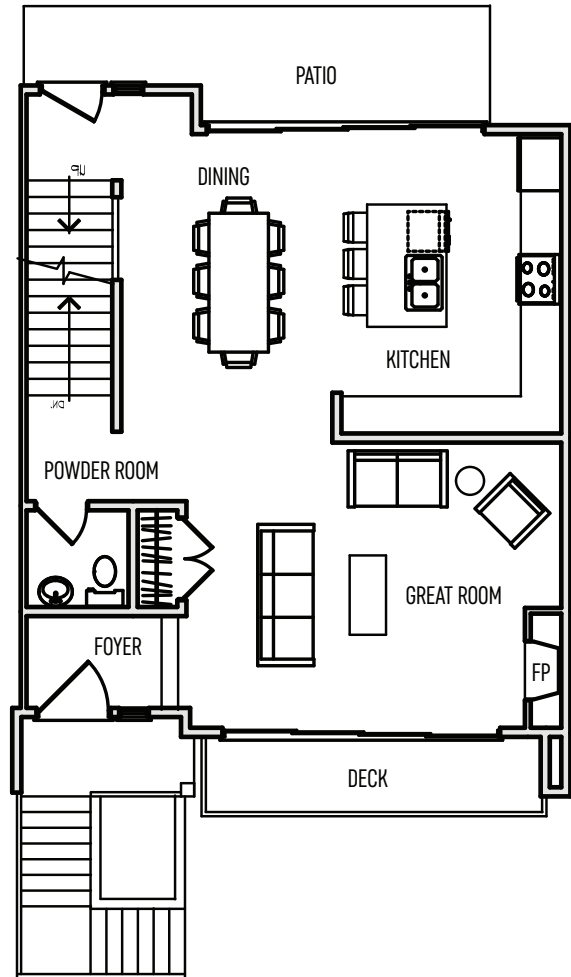
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UNIT 6 - 23415 CROSS RD, MAPLE RIDGE

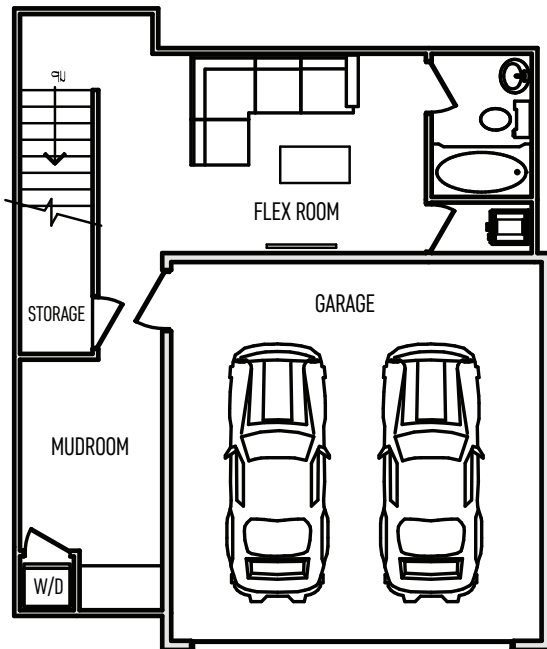
UPPER FLOOR



MAIN FLOOR



LOWER FLOOR



ROYAL LEPAGE
ELITE West

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