R2935184 Townhouse

39 11272 240 STREET MAPLE RIDGE

Cottonwood MR, V2W 0J8

Residential Atta	ached
\$848,00	0 (LP)

Depth/Size (ft):		Bedrooms:	3	Approx. Year Buil	lt: 2019	
Frontage (ft):		Bathrooms:	3	Age:	5	
ot Area:		Full Baths:	2	Zoning:	RM-1	1
lood Plain:	No	Half Baths:	1	Gross Taxes:	\$3,23	
lear Yard Exp:	NO	Maint. Fee:	244.34	For Tax Year:	پن,20 2022	
lear fard Exp:		Maint. Fee:	244.34	P.I.D.:		044-174
iew:				P.I.D.:	031-0	044-174
tyle of Home:	2 Storey w/Bsmt.		Parking:	Total: 2 - Covered:	: 2	
Construction:	Frame - Wood		Covered Parking:	2		
xterior:	Brick, Fibre Cement Bo	pard,Wood	Parking Access:	Front		
oundation:			Parking:	Garage; Double, Open, Visitor Parking		ng
ain Screen:			Locker:	No		-
enovations:	Completely		Units in Dev:	54 - Total Units in	Strata: 54	
of Fireplaces:	· · · · · · · · · · · · · · · · · · ·		Distance to:			
ater Supply:	City/Municipal		Title to Land:	Freehold Strata		
iel/Heating:	Baseboard.Electric		Property Disc:	Yes		
utdoor Area:	Sundeck(s)		PAD Rental:	100		
	Asphalt		Fixtures Leased:	No		
ype of Roof:	·	U/Mixed				
loor Finish:	Laminate, Tile, Wall/Wa	III/ IVIIXEQ	Fixtures Rmvd:	No		
iew:						
-	ASSOCIA - 604-591-6	060				
Igmt. Company:	ASSOCIA - 604-591-6	8060				
lgmt. Company: complex / Subdiv:	Electricity,Natural Gas	,Sanitary Sewer,Storm Sewer,Water				
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Igmt. Company: complex / Subdiv: ervices Connected: egal: menities:	Electricity,Natural Gas STRATA LOT 40, PLA COMMON PROPERT In Suite Laundry,Stora	,Sanitary Sewer,Storm Sewer,Water N EPS5932, SECTION 15, TOWNSHIF Y IN PROPORTION TO THE UNIT EN	TITLEMENT OF THE STRA	TA LOT AS SHOWN O		N INTEREST IN TI
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Igmt. Company: complex / Subdiv: services Connected: egal: menities: site Influences: seatures: eylaw Restric:	Electricity,Natural Gas STRATA LOT 40, PLA COMMON PROPERT In Suite Laundry,Stora Central Location,Gree ClthWsh/Dryr/Frdg/St Fire,Vacuum - Roughe	Sanitary Sewer,Storm Sewer,Water N EPS5932, SECTION 15, TOWNSHIF Y IN PROPORTION TO THE UNIT EN age Inbelt,Marina Nearby,Paved Road,Recr ve/DW,Drapes/Window Coverings,Gar ed In,Windows - Thermo Rentals Allowed	TITLEMENT OF THE STRA	TA LOT AS SHOWN O arby	N FORM V	
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gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: te Influences: eatures: ylaw Restric: sting Broker(s):	Electricity,Natural Gas STRATA LOT 40, PLA COMMON PROPERT In Suite Laundry,Stora Central Location,Gree ClthWsh/Dryr/Frdg/St Fire,Vacuum - Roughe Pets Allowed w/Rest., Royal LePage Sterling	,Sanitary Sewer,Storm Sewer,Water N EPS5932, SECTION 15, TOWNSHIF Y IN PROPORTION TO THE UNIT EN age Inbelt,Marina Nearby,Paved Road,Recr ve/DW,Drapes/Window Coverings,Gar ad In,Windows - Thermo Rentals Allowed I Realty Dimensions	TITLEMENT OF THE STRA reation Nearby,Shopping Nea age Door Opener,Microwave	TA LOT AS SHOWN O arby ,Pantry,Security Syster Type	N FORM V m,Smoke Alarm,S Dimens	Sprinkler - sions
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: sting Broker(s):	Electricity,Natural Gas STRATA LOT 40, PLA COMMON PROPERT In Suite Laundry,Stora Central Location,Gree ClthWsh/Dryr/Frdg/St Fire,Vacuum - Roughe Pets Allowed w/Rest., Royal LePage Sterling Type Living Room	,Sanitary Sewer,Storm Sewer,Water N EPS5932, SECTION 15, TOWNSHIF Y IN PROPORTION TO THE UNIT EN age Inbelt,Marina Nearby,Paved Road,Recr ve/DW,Drapes/Window Coverings,Gar d In,Windows - Thermo Rentals Allowed Realty Dimensions 14'5 x 12'10	TITLEMENT OF THE STRA reation Nearby,Shopping Nea age Door Opener,Microwave Floor Below	TA LOT AS SHOWN O arby ,Pantry,Security Syster ,Pantry,Security Syster Type Foyer	N FORM V m,Smoke Alarm,S Dimen : 5'7 x 5'	Sprinkler - sions 6
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: te Influences: eatures: ylaw Restric: sting Broker(s): oor ain ain	Electricity,Natural Gas STRATA LOT 40, PLA COMMON PROPERT In Suite Laundry,Stora Central Location,Gree ClthWsh/Dryr/Frdg/St Fire,Vacuum - Roughe Pets Allowed w/Rest., Royal LePage Sterling Type Living Room Dining Room	,Sanitary Sewer,Storm Sewer,Water N EPS5932, SECTION 15, TOWNSHIF Y IN PROPORTION TO THE UNIT EN age Inbelt,Marina Nearby,Paved Road,Recrive/DW,Drapes/Window Coverings,Gar ad In,Windows - Thermo Rentals Allowed Realty Dimensions 14'5 x 12'10 15' x 7'5	TITLEMENT OF THE STRA reation Nearby,Shopping Nea age Door Opener,Microwave	TA LOT AS SHOWN O arby ,Pantry,Security Syster Type	N FORM V m,Smoke Alarm,S Dimens	Sprinkler - sions 6
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: te Influences: eatures: ylaw Restric: sting Broker(s): oor ain ain	Electricity,Natural Gas STRATA LOT 40, PLA COMMON PROPERT In Suite Laundry,Stora Central Location,Gree ClthWsh/Dryr/Frdg/St Fire,Vacuum - Roughe Pets Allowed w/Rest., Royal LePage Sterling Type Living Room Dining Room Kitchen	,Sanitary Sewer,Storm Sewer,Water N EPS5932, SECTION 15, TOWNSHIF Y IN PROPORTION TO THE UNIT EN age Inbelt,Marina Nearby,Paved Road,Recrive/DW,Drapes/Window Coverings,Gara ad In,Windows - Thermo Rentals Allowed Realty Dimensions 14'5 x 12'10 15' x 7'5 10'8 x 12'3	TITLEMENT OF THE STRA reation Nearby,Shopping Nea age Door Opener,Microwave Floor Below	TA LOT AS SHOWN O arby ,Pantry,Security Syster ,Pantry,Security Syster Type Foyer	N FORM V m,Smoke Alarm,S Dimen : 5'7 x 5'	Sprinkler - sions 6
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: te Influences: eatures: ylaw Restric: sting Broker(s): oor ain ain ain	Electricity,Natural Gas STRATA LOT 40, PLA COMMON PROPERT In Suite Laundry,Stora Central Location,Gree CithWsh/Dryr/Frdg/St Fire,Vacuum - Roughe Pets Allowed w/Rest., Royal LePage Sterling Type Living Room Dining Room Kitchen Patio	,Sanitary Sewer,Storm Sewer,Water N EPS5932, SECTION 15, TOWNSHIF Y IN PROPORTION TO THE UNIT EN age Inbelt,Marina Nearby,Paved Road,Recr ve/DW,Drapes/Window Coverings,Gar ed In,Windows - Thermo Rentals Allowed I Realty Dimensions 14'5 x 12'10 15' x 7'5 10'8 x 12'3 16'3 x 6'	TITLEMENT OF THE STRA reation Nearby,Shopping Nea age Door Opener,Microwave Floor Below	TA LOT AS SHOWN O arby ,Pantry,Security Syster ,Pantry,Security Syster Type Foyer	N FORM V m,Smoke Alarm,S Dimen : 5'7 x 5'	Sprinkler - sions 6
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gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: sting Broker(s): oor ain ain ain bove bove	Electricity,Natural Gas STRATA LOT 40, PLA COMMON PROPERT In Suite Laundry,Stora Central Location,Gree ClthWsh/Dryr/Frdg/St Fire,Vacuum - Roughe Pets Allowed w/Rest., Royal LePage Sterling Type Living Room Dining Room Dining Room Kitchen Patio Primary Bedroom Bedroom	,Sanitary Sewer,Storm Sewer,Water N EPS5932, SECTION 15, TOWNSHIF Y IN PROPORTION TO THE UNIT EN age Inbelt,Marina Nearby,Paved Road,Recrive/DW,Drapes/Window Coverings,Gar ed In,Windows - Thermo Rentals Allowed Realty Dimensions 14'5 x 12'10 15' x 7'5 10'8 x 12'3 16'3 x 6' 14'7 x 11'1 10'6 x 8'	TITLEMENT OF THE STRA reation Nearby,Shopping Nea age Door Opener,Microwave Floor Below	TA LOT AS SHOWN O arby ,Pantry,Security Syster ,Pantry,Security Syster Type Foyer	N FORM V m,Smoke Alarm,S Dimen : 5'7 x 5'	Sprinkler - sions 6
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gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: sting Broker(s): oor ain ain ain ain ain bove bove bove bove	Electricity,Natural Gas STRATA LOT 40, PLA COMMON PROPERT In Suite Laundry,Stora Central Location,Gree ClthWsh/Dryr/Frdg/St Fire,Vacuum - Rougha Pets Allowed w/Rest., Royal LePage Sterling Type Living Room Dining Room Dining Room Kitchen Patio Primary Bedroom Bedroom Bedroom	Sanitary Sewer, Storm Sewer, Water N EPS5932, SECTION 15, TOWNSHIF Y IN PROPORTION TO THE UNIT EN age inbelt, Marina Nearby, Paved Road, Recr ve/DW, Drapes/Window Coverings, Gar ed In, Windows - Thermo Rentals Allowed Realty Dimensions 14'5 x 12'10 15' x 7'5 10'8 x 12'3 16'3 x 6' 14'7 x 11'1 10'6 x 8' 9' x 8'6	TITLEMENT OF THE STRA eation Nearby,Shopping Nea age Door Opener,Microwave Floor Below Below	TA LOT AS SHOWN O arby ,Pantry,Security System Type Foyer Storage	N FORM V m,Smoke Alarm,S Dimens 5'7 x 5' 11'1 x 8	Sprinkler - sions 6 3'6
Igmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): oor ain ain ain bove bove bove bove bove	Electricity,Natural Gas STRATA LOT 40, PLA COMMON PROPERT In Suite Laundry,Stora Central Location,Gree ClthWsh/Dryr/Frdg/St Fire,Vacuum - Roughe Pets Allowed w/Rest., Royal LePage Sterling Type Living Room Dining Room Kitchen Patio Primary Bedroom Bedroom Bedroom Bedroom	,Sanitary Sewer,Storm Sewer,Water N EPS5932, SECTION 15, TOWNSHIF Y IN PROPORTION TO THE UNIT EN age inbelt,Marina Nearby,Paved Road,Recrive/DW,Drapes/Window Coverings,Gars ad In,Windows - Thermo Rentals Allowed Realty Dimensions 14'5 x 12'10 15' x 7'5 10'8 x 12'3 16'3 x 6' 14'7 x 11'1 10'6 x 8' 9' x 8'6 # Of Rooms:	TITLEMENT OF THE STRA eation Nearby,Shopping Nea age Door Opener,Microwave Floor Below Below Below	TA LOT AS SHOWN O arby Pantry,Security System Type Foyer Storage	N FORM V m,Smoke Alarm,S Dimens 5'7 x 5'1 11'1 x 8 # of Pieces	Sprinkler - sions 6 3'6 Ensuite?
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): oor ain ain ain ain bove bove bove bove bove bove bove bove	Electricity,Natural Gas STRATA LOT 40, PLA COMMON PROPERT In Suite Laundry,Stora Central Location,Gree ClthWsh/Dryr/Frdg/St Fire,Vacuum - Roughe Pets Allowed w/Rest., Royal LePage Sterling Living Room Dining Room Dining Room Kitchen Patio Primary Bedroom Bedroom Bedroom Bedroom	,Sanitary Sewer,Storm Sewer,Water N EPS5932, SECTION 15, TOWNSHIF Y IN PROPORTION TO THE UNIT EN age inbelt,Marina Nearby,Paved Road,Recrive/DW,Drapes/Window Coverings,Gara ad In,Windows - Thermo Rentals Allowed Realty Dimensions 14'5 x 12'10 15' x 7'5 10'8 x 12'3 16'3 x 6' 14'7 x 11'1 10'6 x 8' 9' x 8'6 # Of Rooms: # Of Rooms: # Of Kitchens: # Of Levels:	TITLEMENT OF THE STRA eation Nearby,Shopping Nea age Door Opener,Microwave	TA LOT AS SHOWN O arby ,Pantry,Security System Foyer Storage Bathroom Floor Main Above	N FORM V m,Smoke Alarm,S Dimens 5'7 x 5'1 11'1 x 8 # of Pieces 2	Sprinkler - sions 6 3'6 Ensuite? No Yes
Igmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): oor ain ain ain bove bove bove bove bove bove bove bove	Electricity,Natural Gas STRATA LOT 40, PLA COMMON PROPERT In Suite Laundry,Stora Central Location,Gree ClthWsh/Dryr/Frdg/St Fire,Vacuum - Roughe Pets Allowed w/Rest., Royal LePage Sterling Living Room Dining Room Dining Room Kitchen Patio Primary Bedroom Bedroom Bedroom Bedroom 628 sqft 655 sqft 76 sqft 0 sqft	,Sanitary Sewer,Storm Sewer,Water N EPS5932, SECTION 15, TOWNSHIF Y IN PROPORTION TO THE UNIT EN age inbelt,Marina Nearby,Paved Road,Recrive/DW,Drapes/Window Coverings,Gar- ad In,Windows - Thermo Rentals Allowed Realty Dimensions 14'5 x 12'10 15' x 7'5 10'8 x 12'3 16'3 x 6' 14'7 x 11'1 10'6 x 8' 9' x 8'6 # Of Rooms: # Of Kitchens: # Of Levels: Crawl/Bsmt Height:	TITLEMENT OF THE STRA eation Nearby,Shopping Nea age Door Opener,Microwave Floor Below Below 9 1 3	TA LOT AS SHOWN O arby Pantry,Security System Type Foyer Storage Bathroom Floor Main	N FORM V m,Smoke Alarm,S Dimens 5'7 x 5' 11'1 x 8 11'1 x 8 4	Sprinkler - sions 6 3'6 Ensuite? No
Igmt. Company: complex / Subdiv: complex / Subdiv: cervices Connected: egal: 	Electricity,Natural Gas STRATA LOT 40, PLA COMMON PROPERT In Suite Laundry,Stora Central Location,Gree ClthWsh/Dryr/Frdg/St Fire,Vacuum - Roughe Pets Allowed w/Rest., Royal LePage Sterling Living Room Dining Room Dining Room Dining Room Kitchen Patio Primary Bedroom Bedroom Bedroom Bedroom 628 sqft 655 sqft 76 sqft 0 sqft 1,359 sqft	,Sanitary Sewer,Storm Sewer,Water N EPS5932, SECTION 15, TOWNSHIF Y IN PROPORTION TO THE UNIT EN age inbelt,Marina Nearby,Paved Road,Recr ve/DW,Drapes/Window Coverings,Gar ad In,Windows - Thermo Rentals Allowed Realty Dimensions 14'5 x 12'10 15' x 7'5 10'8 x 12'3 16'3 x 6' 14'7 x 11'1 10'6 x 8' 9' x 8'6 # Of Rooms: # Of Kitchens: # Of Levels: Crawl/Bsmt Height: Basement:	TITLEMENT OF THE STRA eation Nearby,Shopping Nea age Door Opener,Microwave Floor Below Below Below 3 1 3 Fully Finished	TA LOT AS SHOWN O arby ,Pantry,Security System Foyer Storage Bathroom Floor Main Above	N FORM V m,Smoke Alarm,S Dimens 5'7 x 5' 11'1 x 8 11'1 x 8 4	Sprinkler - sions 6 3'6 Ensuite? No Yes
View: Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Fioor Main M	Electricity,Natural Gas STRATA LOT 40, PLA COMMON PROPERT In Suite Laundry,Stora Central Location,Gree ClthWsh/Dryr/Frdg/St Fire,Vacuum - Roughe Pets Allowed w/Rest., Royal LePage Sterling Living Room Dining Room Dining Room Kitchen Patio Primary Bedroom Bedroom Bedroom Bedroom 628 sqft 655 sqft 76 sqft 0 sqft	,Sanitary Sewer,Storm Sewer,Water N EPS5932, SECTION 15, TOWNSHIF Y IN PROPORTION TO THE UNIT EN age inbelt,Marina Nearby,Paved Road,Recrive/DW,Drapes/Window Coverings,Gar- ad In,Windows - Thermo Rentals Allowed Realty Dimensions 14'5 x 12'10 15' x 7'5 10'8 x 12'3 16'3 x 6' 14'7 x 11'1 10'6 x 8' 9' x 8'6 # Of Rooms: # Of Kitchens: # Of Levels: Crawl/Bsmt Height:	TITLEMENT OF THE STRA eation Nearby,Shopping Nea age Door Opener,Microwave Floor Below Below Below 3 1 3 Fully Finished	TA LOT AS SHOWN O arby ,Pantry,Security System Foyer Storage Bathroom Floor Main Above	N FORM V m,Smoke Alarm,S Dimens 5'7 x 5' 11'1 x 8 11'1 x 8 4	Sprinkler - sions 6 3'6 Ensuite? No Yes

This Stunningly UPDATED & beautifully appointed Willow & Oak unit will not disappoint. Along with the many UPGRADES at the time of purchase, pride of ownership shows with the additional final touches that make this home feel like your home the moment you enter. Feel the presence of the GREAT room style living & dining area all with your 9' ceilings throughout the main floor, high quality laminate flooring throughout main, upgraded S/S APPLIANCE package including GAS RANGE & built-in microwave. KITCHEN boasts fine entertaining touches such as; pantry, large quartz island with an additional 10 pot lights added , Koehler touchless island faucet for your entire eating and cooking experience. LARGE DOUBLE GARAGE with EV CHARGER & EPOXY FLOORING. will fit FULL SIZE TRUCK! Book your showing now!

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