R2932573	
Townhouse	

31 21707 DEWDNEY TRUNK ROAD MAPLE RIDGE

West Central, V2X 3G8

Residential Attached \$749,000 (LP)

		West Centra	.,			
Depth/Size (ft):		Bedrooms:	3	Approx. Year Bui	lt: 1985	5
Frontage (ft):		Bathrooms:	3	Age:	39	
Lot Area:		Full Baths:	1	Zoning:	RM-1	1
Flood Plain:	No	Half Baths:	2	Gross Taxes:		56.64
Rear Yard Exp:	NO	Maint. Fee:	410.00	For Tax Year:	\$3,00 2022	
View:		Walnu i co.	410.00	P.I.D.:		<u>-</u> 550-471
View.				Г.І.ש		000-471
Style of Home:	2 Storey		Parking:	Total: 1 - Covered:	:1	
Construction:	Frame - Wood		Covered Parking:	1		
Exterior:	Vinyl		Parking Access:	Front		
Foundation:			Parking:	Add. Parking Avail	.,Carport; Single,	Visitor Parking
Rain Screen:			Locker:			
Renovations:			Units in Dev:	32 - Total Units in	Strata: 32	
# of Fireplaces:	1 - Fuel: Gas - Natural	1	Distance to:			
Water Supply:	City/Municipal		Title to Land:	Freehold Strata		
Fuel/Heating:	Forced Air,Natural Gas	s	Property Disc:	Yes		
Outdoor Area:	Fenced Yard,Patio(s)		PAD Rental:			
Type of Roof:	Asphalt		Fixtures Leased:			
Floor Finish:	Mixed		Fixtures Rmvd:			
		I				
	Metropolitan - 778-574	1_1880				
View: Mgmt. Company: Complex / Subdiv:	Metropolitan - 778-574 Maple Villas	4-1880				
Mgmt. Company: Complex / Subdiv:	Maple Villas					
Mgmt. Company: Complex / Subdiv: Services Connected:	Maple Villas Electricity,Natural Gas STRATA LOT 31, PLAI	s,Sanitary Sewer,Storm Sewer,Water N NWS2037, DISTRICT LOT 245, GR0				
Mgmt. Company: Complex / Subdiv: Services Connected:	Maple Villas Electricity,Natural Gas STRATA LOT 31, PLAI	s,Sanitary Sewer,Storm Sewer,Water				
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Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): 	Maple Villas Electricity,Natural Gas STRATA LOT 31, PLAI THE COMMON PROF APPROPRIATE In Suite Laundry,Stora Central Location,Cul-co ClthWsh/Dryr/Frdg/Stv Pets Allowed w/Rest.,I Royal LePage Elite Wa Type Kitchen Living Room Eating Area Dining Room Laundry Primary Bedroom Bedroom	s,Sanitary Sewer,Storm Sewer,Water IN NWS2037, DISTRICT LOT 245, GRO PERTY IN PROPORTION TO THE UNItage de-Sac,Golf Course Nearby,Private Yar ve/DW,Drapes/Window Coverings,Micr Rentals Allowed est Dimensions 11'0 x 8'2 17'3 x 14'0 11'4 x 8'3 11'3 x 8'2 11'0 x 5'0 10'7 x 10'3 11'7 x 11'0 # Of Rooms: # Of Kitchens:	IT ENTITLEMENT OF THE S d,Recreation Nearby,Shoppin rowave,Smoke Alarm,Storage Floor Above	STRATA LOT AS SHOV ng Nearby e Shed Type Bedroom Bedroom	Dimen 10'7 x 7 # of Pieces 2	OR V, AS sions 7'8 Ensuite? No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): 	Maple Villas Electricity,Natural Gas STRATA LOT 31, PLAI THE COMMON PROF APPROPRIATE In Suite Laundry,Stora Central Location,Cul-co ClthWsh/Dryr/Frdg/Stv Pets Allowed w/Rest., Royal LePage Elite Wa Kitchen Living Room Eating Area Dining Room Laundry Primary Bedroom Bedroom	s,Sanitary Sewer,Storm Sewer,Water IN NWS2037, DISTRICT LOT 245, GRO PERTY IN PROPORTION TO THE UNItage de-Sac,Golf Course Nearby,Private Yar ve/DW,Drapes/Window Coverings,Micr Rentals Allowed est Dimensions 11'0 × 8'2 17'3 × 14'0 11'4 × 8'3 11'3 × 8'2 11'0 × 5'0 10'7 × 10'3 11'7 × 11'0 # Of Rooms: # Of Kitchens: # Of Levels:	IT ENTITLEMENT OF THE S d,Recreation Nearby,Shoppin rowave,Smoke Alarm,Storage Floor Above	TRATA LOT AS SHOV ng Nearby e Shed Type Bedroom Bedroom Main Above	Diment 10'7 x 7 # of Pieces 2	OR V, AS sions 7'8 Ensuite? No Yes
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Above Above	Maple Villas Electricity,Natural Gas STRATA LOT 31, PLAI THE COMMON PROF APPROPRIATE In Suite Laundry,Stora Central Location,Cul-co ClthWsh/Dryr/Frdg/Stv Pets Allowed w/Rest., Royal LePage Elite Wa Kitchen Living Room Eating Area Dining Room Laundry Primary Bedroom Bedroom 796 sqft 675 sqft 0 sqft 0 sqft	s,Sanitary Sewer,Storm Sewer,Water IN NWS2037, DISTRICT LOT 245, GRO PERTY IN PROPORTION TO THE UNIt age de-Sac,Golf Course Nearby,Private Yar ve/DW,Drapes/Window Coverings,Micr Rentals Allowed test Dimensions 11'0 × 8'2 17'3 × 14'0 11'4 × 8'3 11'3 × 8'2 11'0 × 5'0 10'7 × 10'3 11'7 × 11'0 # Of Rooms: # Of Kitchens: # Of Levels: Crawl/Bsmt Height:	IT ENTITLEMENT OF THE S d,Recreation Nearby,Shoppin owave,Smoke Alarm,Storage Floor Above 8 1 2 None	TRATA LOT AS SHOV ng Nearby e Shed Type Bedroom Bedroom Main Above	Diment 10'7 x 7 # of Pieces 2	OR V, AS sions 7'8 Ensuite? No Yes

YOUR SEARCH ENDS HERE!! Rare opportunity to own a beautifully updated three-bedroom home with a HUGE fully-fenced backyard attracting lots of sun exposure. Create the garden of your dreams! You have to come and see it- you will be surprised by all the features! Super quiet and serene. Tucked away in the back of the complex away from the road within a cul-de-sac. Generous visitor parking. Too many updates to fit in here but some include: new flooring, baseboards, appliances, fireplace, windows, remote-controlled window coverings, paint, fence... and so much more! Super clean and move-in ready. Tons of storage options. Short walk to MRSS, parks, & transit. WEST is BEST for commuters! Come to our open houses on Sat. October 5th & Sun. 6th from 2-4pm. This one won't last so act quickly!!!

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