## 1010 11280 PAZARENA PLACE MAPLE RIDGE

East Central, V2X 9H8

Residential Attached \$949,900 (LP)

Depth/Size (ft):		Bedrooms:	4	Approx. Year Buil	lt: 2023	}
Frontage (ft):		Bathrooms:	3	Age:	1	
ot Area:		Full Baths:	2	Zoning:	RM-	1
lood Plain:	No	Half Baths:	1	Gross Taxes:	\$4.0	32.05
ear Yard Exp:		Maint. Fee:	399.22	For Tax Year:	2024	
/iew:	Yes			P.I.D.:		865-640
tyle of Home:	3 Storey,Corner Unit		Parking:	Total: 2 - Covered:	: 2	
onstruction:	Frame - Wood		Covered Parking:	2		
terior:	Fibre Cement Board, Vinyl, Wood		Parking Access:	Rear		
oundation:			Parking:	Garage; Double, Visitor Parking		
ain Screen:	Full		Locker:			
enovations:			Units in Dev:	273 - Total Units ir	n Strata: 148	
of Fireplaces:	0 - Fuel:		Distance to:			
ater Supply:	City/Municipal		Title to Land:	Freehold Strata		
el/Heating:	Baseboard,Electric		Property Disc:	Yes		
utdoor Area:	Balcony(s),Fenced Ya	ard,Patio(s)	PAD Rental:			
/pe of Roof:	Asphalt		Fixtures Leased:	No		
loor Finish:	Laminate,Tile,Wall/W	all/Mixed	Fixtures Rmvd:	No		
gmt. Company:	Yes : Peek-a-boo Mo Wynford - 604-261-0 Provenance South (F	285				
gmt. Company: omplex / Subdiv: ervices Connected: ogal: nenities: te Influences: eatures:	Wynford - 604-261-0 Provenance South (F Electricity,Sanitary S STRATA LOT 10, PL THECOMMON PRO Club House,Exercise Golf Course Nearby, ClthWsh/Dryr/Frdg/S	285 Polygon)	T ENTITLEMENT OF THE ool; Outdoor,Recreation Ce ng Nearby kler - Fire	STRATA LOT AS SHOW		AN INTEREST IN
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Stunning 4 Bed, 3 Bath, 1603 SQFT Townhome located in highly desirable Provenance South, built by Polygon!! Corner unit featuring open concept w/ engineered stone counters, ceramic tile backsplash, laminate floors, large island, & walk-out balcony overlooking the future park!! Living, Dining, & Kitchen areas flow seamlessly. Upper level w/ 3 bedrooms, 2nd Bath, laundry, & Spacious primary bed with walk-in closet, spa-like ensuite, and peek-a-boo mountain views!! Lower level has 4th bedroom, and side-by-side double garage is EV ready. Fully fenced front yard. Fantastic amenities for the family include: Swimming pool, hot tub, full gym, games room, pool table, foosball, dog wash station, indoor kids playground & much more!! Call to schedule your private viewing!

The enclosed information while deemed to be correct, is not guaranteed. Information and measurements should not be relied upon without independent verification. PREC\* indicates 'Personal Real Estate Corporation'. This communication is not intended to solicit properties already listed for sale.