



RAMIREZ REAL ESTATE

STUNNING FRASER RIVER VIEWS!

218 - 22611 116 AVENUE, MAPLE RIDGE, V2X 0W7



2 BEDROOMS

2 BATHROOMS

1,745 SQ FT

CENTRAL LOCATION

DESCRIPTION

Discover luxury condo living in Maple Ridge! This home is over 1700 sq ft and boasts 2 bedrooms, 2 full baths, and AIR CONDITIONING, perfect for downsizers. Upgraded kitchen with breakfast bar, quartz countertops, and high-end appliances. Enjoy the double-sided fireplace and river view from the spacious living room and large balcony. Primary bedroom features his and her closets and a 4-piece ensuite. Heat & Purification split system ensures year-round comfort. Close to Brickwood Park and City Centre amenities. Don't miss out!

SPECIFICATIONS

STYLE OF HOME:	ONE STOREY
YEAR BUILT:	1991
WATER SUPPLY:	CITY/MUNICIPAL
FEATURES:	ADULT ORIENTED/VIEW

KW ELITE REALTY
KELLER WILLIAMS

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

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Presented by:
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Active
R2852778
Board: V
Apartment/Condo

218 22611 116 AVENUE

Maple Ridge
East Central
V2X 0W7

Residential Attached

\$699,900 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$699,900
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1991
Frontage(feet):	Bathrooms: 2	Age: 33
Frontage(metres):	Full Baths: 2	Zoning: RM-3
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$3,400.08
Sq. Footage: 0.00		For Tax Year: 2022
Flood Plain:	P.I.D.: 017-226-694	Tax Inc. Utilities?:
View: Yes : Fraser River		Tour: Virtual Tour URL
Complex / Subdiv: Rosewood Court		
First Nation		
Services Connctd: Electricity, Natural Gas, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt**

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

Total Parking: **1** Covered Parking: Parking Access:
Parking: **Garage; Underground, Visitor Parking**
Dist. to Public Transit: **2 Blocks** Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Laminate, Tile, Carpet**

Legal: **STRATA LOT 55, PLAN NWS3296, DISTRICT LOT 401, GROUP 1, 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 1 OR V, AS APPROPRIATE**

Amenities: **Air Cond./Central, Elevator, Exercise Centre, In Suite Laundry, Pool; Indoor, Recreation Center, Storage**

Site Influences: **Adult Oriented, Central Location, Private Setting, Recreation Nearby, Retirement Community, Shopping Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Microwave**

Finished Floor (Main): 1,745	Units in Development:	Tot Units in Strata: 81	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building: 3	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Self	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$460.00	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Recreation Facility, Snow removal		
Finished Floor (Total): 1,745 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,745 sq. ft.	Bylaws Restrictions: Age Restrictions, Pets Allowed w/Rest., Rentals Allwd w/Restrctns, Smoking		
Suite:	Restricted Age: 55+	# of Pets:	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		
# of Levels: 1			
# of Rooms: 8			

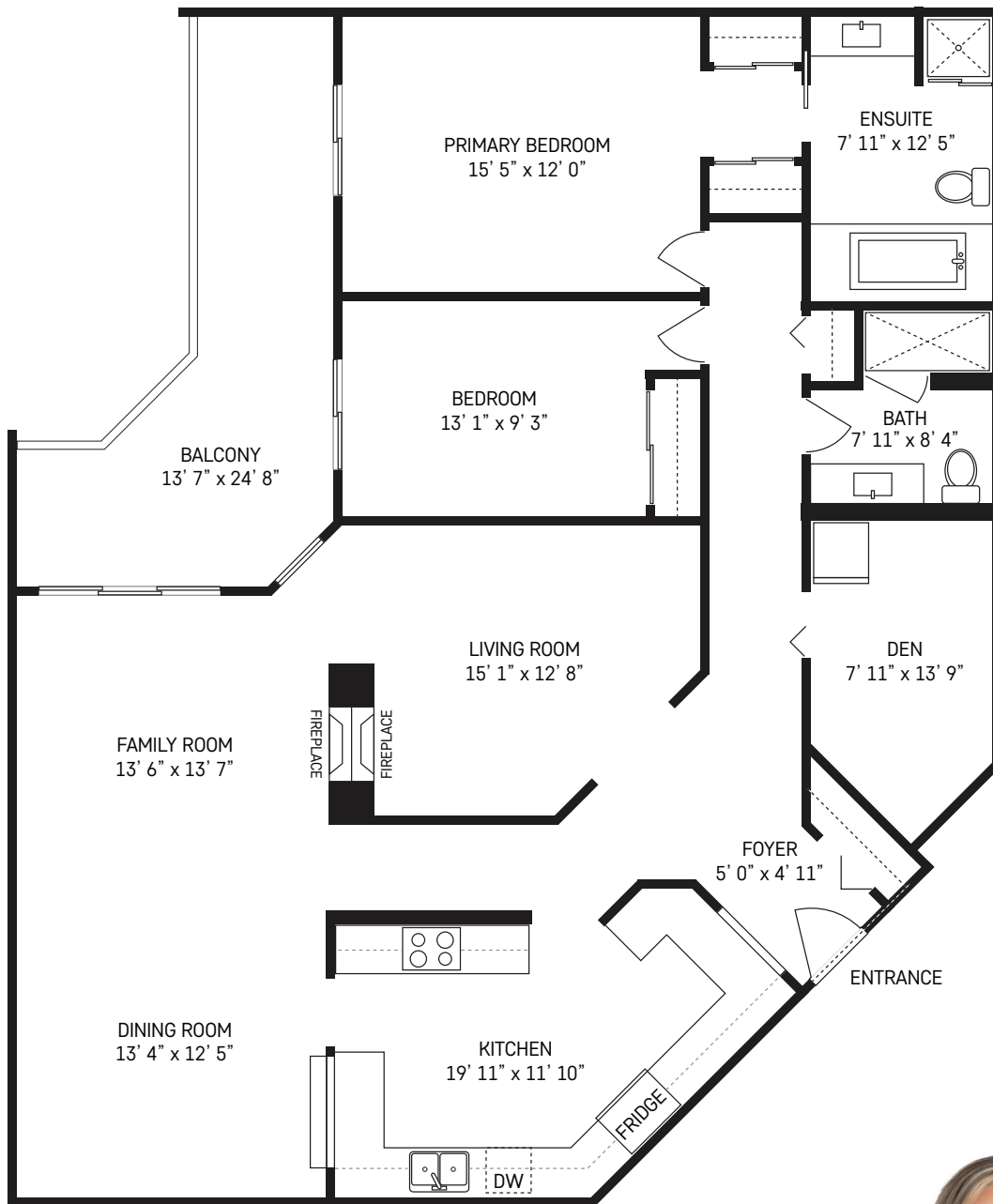
Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	13'6 x 13'7	1	Main	3	No
Main	Dining Room	13'4 x 12'5	2	Main	4	Yes
Main	Kitchen	19'11 x 11'10	3			
Main	Family Room	15'1 x 12'8	4			
Main	Primary Bedroom	15'5 x 12'0	5			
Main	Bedroom	13'1 x 9'3	6			
Main	Den	7'11 x 13'9	7			
Main	Foyer	5'0 x 4'11	8			

Listing Broker(s): **Keller Williams Elite Realty**

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