



**RAMIREZ** REAL ESTATE

# PANORAMIC MOUNTAIN & RIVER VIEWS!

406 - 11595 FRASER STREET | MAPLE RIDGE | V2X 0X7



**2 BEDROOMS**

**1 BATHROOM**

**1,018 SQ. FT.**

**MOUNTAIN & RIVER VIEWS**

## DESCRIPTION

MILLION DOLLAR VIEW - this spacious home boasts a 180 degree view of the Fraser River, Mount Baker and nearby park/green space from the living room, master bedroom and deck(s). This penthouse has over 1000 square feet of living space plus vaulted ceilings in the open concept living/dining/kitchen. Features include laminate flooring, newer stove & dishwasher & gas fireplace in the living room. This building is fully rain screened, re-piped in 2016 and exterior updates including decks. Secured underground parking and RV parking is also available. All this located close to tennis courts, parks, playground, shopping, restaurants, schools, amenities and walking distance to transit including West Coast Express.

## SPECIFICATIONS

STYLE OF HOME:	CONDO
YEAR BUILT:	1991
WATER SUPPLY:	CITY/MUNICIPAL
FEATURES:	MOUNTAIN & RIVER VIEWS



**KW ELITE REALTY**  
KELLER WILLIAMS

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**RAMIREZREALESTATE.CA**

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Presented by:  
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**Active**  
**R2561202**  
 Board: V  
 Apartment/Condo

**406 11595 FRASER STREET**  
 Maple Ridge  
 East Central  
 V2X 0X7

Residential Attached  
**\$399,900** (LP)  
 (SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$399,900</b>
Meas. Type:	Frontage (metres):	Approx. Year Built: <b>1991</b>
Depth / Size (ft.):	Bedrooms: <b>1</b>	Age: <b>30</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>1</b>	Zoning: <b>MULTI</b>
Flood Plain:	Full Baths: <b>1</b>	Gross Taxes: <b>\$2,971.15</b>
Council Apprv?:	Half Baths: <b>0</b>	For Tax Year: <b>2020</b>
Exposure:	Maint. Fee: <b>\$369.86</b>	Tax Inc. Utilities?:
If new, GST/HST inc?:		P.I.D.: <b>016-855-078</b>
Mgmt. Co's Name: <b>Ascent</b>		Tour: <b>Virtual Tour URL</b>
Mgmt. Co's Phone:		
View: <b>Yes: Fraser River &amp; Mt. Baker</b>		
Complex / Subdiv: <b>Brickwood Place</b>		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer</b>		
Sewer Type: <b>City/Municipal</b>		

Style of Home: <b>1 Storey</b>	Total Parking: <b>1</b>	Covered Parking: <b>1</b>	Parking Access: <b>Front</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage Underbuilding, RV Parking Avail., Visitor Parking</b>		
Exterior: <b>Brick, Vinyl</b>			Locker:
Foundation: <b>Concrete Perimeter</b>	Reno. Year:	Dist. to Public Transit:	Dist. to School Bus:
Rain Screen: <b>Full</b>	R.I. Plumbing:	Units in Development: <b>55</b>	Total Units in Strata: <b>55</b>
Renovations:		Title to Land: <b>Freehold Strata</b>	
Water Supply: <b>City/Municipal</b>	Metered Water:	Property Disc.: <b>Yes</b>	
Fireplace Fuel: <b>Gas - Natural</b>	R.I. Fireplaces:	Fixtures Leased: <b>No</b>	
Fuel/Heating: <b>Electric</b>	# of Fireplaces: <b>1</b>	Fixtures Rmvd: <b>No</b>	
Outdoor Area: <b>Balcony(s)</b>		Floor Finish: <b>Laminate, Tile</b>	
Type of Roof: <b>Metal, Torch-On</b>			

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Management, Snow removal**  
 Legal: **STRATA LOT 48, PLAN NWS3379, DISTRICT LOT 398, 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**  
 Amenities: **In Suite Laundry**

Site Influences: **Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'10 x 15'11			x			x
Main	Kitchen	9'11 x 9'3			x			x
Main	Dining Room	8'6 x 7'10			x			x
Main	Master Bedroom	18'8 x 11'0			x			x
Main	Walk-In Closet	6'0 x 7'0			x			x
Main	Foyer	9'11 x 4'0			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>1,018</b>	# of Rooms: <b>6</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): <b>1,018 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: <b>Pets Allowed w/Rest., Rentals Not Allowed</b>			5				Grg Dr Ht:
Unfinished Floor: <b>0</b>	Basement: <b>None</b>			6				
Grand Total: <b>1,018 sq. ft.</b>				7				
				8				

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

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