RAMIREZ REAL ESTATE

RARE OPPORTUNITY IN THE TERRACES!

44-10480 248 STREET | MAPLE RIDGE | V2W 0J4









4 BEDROOMS	4 BATHROOMS	2,236 SQ FT	PRIVATE YARD/RECREATION NEARBY

DESCRIPTION

Better than new, this 4-bedroom, 4-bathroom end-unit duplex townhome is set in one of the best locations and feels like a detached home. Features include forced air heating and rough-in for central A/C. Enjoy breathtaking mountain views from the main and upper floors, plus a fully fenced, private landscaped backyard. The main level offers 9' ceilings, a stunning chef's kitchen with gas range, quartz counters, pantry, and a beautiful great room with custom fireplace leading to a covered view deck and walkout yard. Upstairs has 3 spacious bedrooms, laundry, and an impressive primary retreat with skyline views. Downstairs offers a large flex room or 4th bedroom with full ensuite and second fireplace.

SPECIFICATIONS

STYLE OF HOME:	2 STOREY W/ BSMT
YEAR BUILT:	2019
WATER SUPPLY:	CITY/MUNICIPAL
FEATURES: RECREATION/SHOPPING NEARBY	



ROYAL LEPAGE ELITE West

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

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Presented by:
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RAMIREZ REAL ESTATE

Active

Board: V
Townhouse

44 10480 248 STREET

Maple Ridge
Thornhill MR
V2W 0J4

Residential Attached
$999,900 (LP)
(SP)



Sold Date:		If new,GST/HST inc?:		Original Price:	**$999,900**
Meas. Type:		Bedrooms:	**4**	Approx. Year Built:	**2019**
Frontage(feet):		Bathrooms:	**4**	Age:	**7**
Frontage(metres):		Full Baths:	**3**	Zoning:	**RM1**
Depth / Size (ft.):		Half Baths:	**1**	Gross Taxes:	**$4,901.22**
Sq. Footage:	**0.00**			For Tax Year:	**2025**
Flood Plain:		P.I.D.:	**030-539-081**	Tax Inc. Utilities?:	
View:	**Yes : City and Bridge Views (west)**			Tour:	
Complex / Subdiv:					
First Nation					
Services Connctd:	**Electricity, Natural Gas, Storm Sewer, Water**				
Sewer Type:	**City/Municipal**	Water Supply:	**City/Municipal**		

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Other, Vinyl, Wood**
Foundation: **Concrete Perimeter**

Renovations:
# of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Electric**
Fuel/Heating: **Forced Air**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Asphalt**
Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **3** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Dist. to Public Transit: **Close** Dist. to School Bus: **Close**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Laminate, Tile, Carpet**

Legal: **STRATA LOT 44, PLAN EPS4209, SECTION 11, TOWNSHIP 12, 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 V**

Amenities: **None**

Site Influences: **Private Yard, Recreation Nearby, Shopping Nearby**
Features: **Dishwasher, Drapes/Window Coverings, Garage Door Opener, Microwave, Pantry, Refrigerator, Stove, Vacuum - Built In**

Finished Floor (Main):	**920**	
Finished Floor (Above):	**887**	
Finished Floor (AbvMain2):	**429**	
Finished Floor (Below):	**0**	
Finished Floor (Basement):	**0**	
Finished Floor (Total):	**2,236**	**sq. ft.**
Unfinished Floor:	**0**	
Grand Total:	**2,236**	**sq. ft.**

Suite: **None**
Basement: **Full**
Crawl/Bsmt. Ht:
# of Kitchens: **1**
# of Levels: **3**
# of Rooms: **12**

Units in Development: **64**
Exposure:
Mgmt. Co's Name: **Dwell Property Management**
Maint Fee: **$433.97**
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Snow removal**
Tot Units in Strata: **64** Locker:
Storeys in Building: **3**
Mgmt. Co's #: **604-821-2999**
Council/Park Apprv?:

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
Restricted Age:
# of Pets: **2** Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions
Main	**Kitchen**	**20'7 x 9'**
Main	**Living Room**	**20'9 x 12'10**
Main	**Dining Room**	**15'3 x 9'6**
Main	**Flex Room**	**10'1 x 10'5**
Main	**Pantry**	**5'10 x 4'**
Main	**Foyer**	**6'3 x 3'**
Above	**Primary Bedroom**	**14'7 x 12'10**
Above	**Walk-In Closet**	**5'10 x 6'3**

Floor	Type	Dimensions
Above	**Bedroom**	**13' x 9'4**
Above	**Bedroom**	**9'4 x 9'4**
Bsmt	**Bedroom**	**11'9 x 18'1**
Bsmt	**Foyer**	**6'3 x 3'**
		x
		x
		x
		x

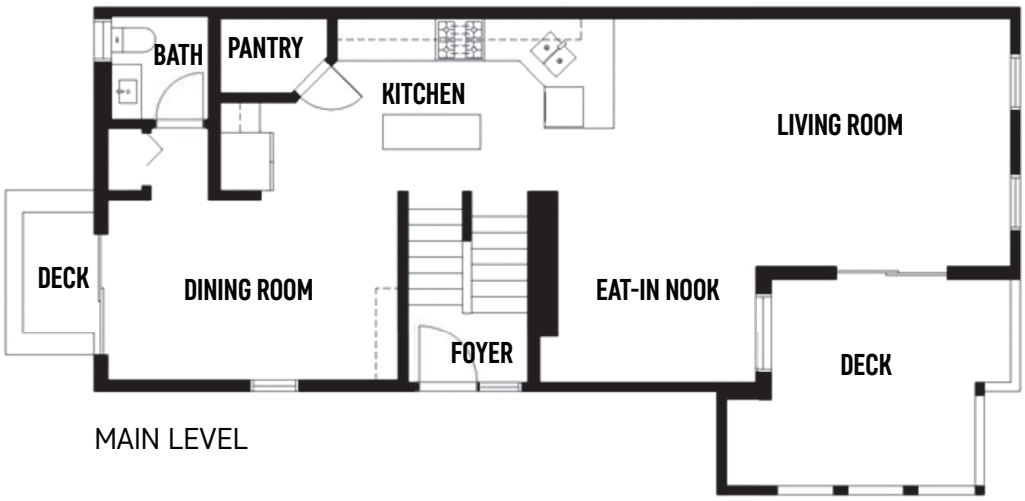
Bath	Floor	# of Pieces	Ensuite?
1	**Main**	**2**	**No**
2	**Above**	**5**	**Yes**
3	**Above**	**4**	**No**
4	**Bsmt**	**4**	**Yes**
5			
6			
7			
8			

Listing Broker(s): **Royal LePage Elite West**

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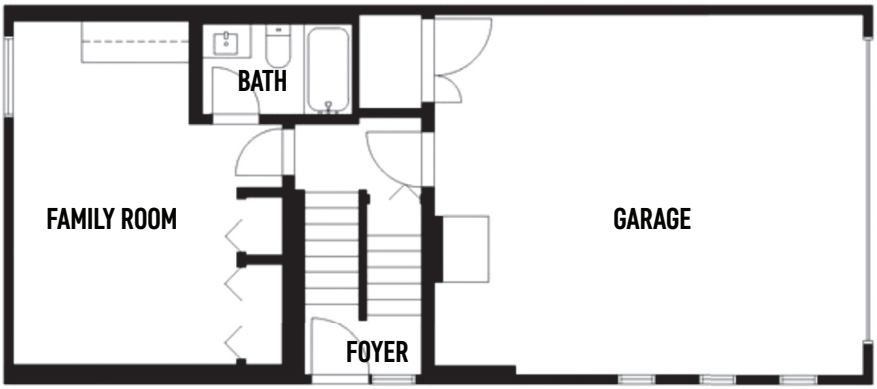
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MAIN LEVEL



UPPER LEVEL



LOWER LEVEL



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