R2197505 25 10151 240 STREET Residential Attached Townhouse Maple Ridge

Albion V2W 0G9

Depth/Size 0 Approx. Yr Built: 2014 Frontage (ft.): Bedrooms: 2 Age: Lot Area Bathrooms: RM1 Zoning: Flood Plain: Full Baths: \$2,096.24 Gross Taxes: Rear Yard Half Baths: For Tax Year: 2017 Exp: Maint. Fee: \$134.12 P.I.D.: 029-266-777

DAVIN PROPERTIES Mgmt. Co's Name:

Mgmt. Co's Phone: **604-594-5643**

ALBION STATION Complex / Subdiv:

Services Connected: Electricity, Sanitary Sewer, Storm Sewer, Water

Style of Home: 2 Covered Parking: 1 Parking Access: Rear 3 Storey Total Parking: Parking: Construction: Frame - Wood Garage; Single, Open, Visitor Parking

Exterior: Vinyl Locker:

STEPS Dist to School Bus: STEPS Foundation: **Concrete Perimeter** Dist. to Transit:

Rain Screen: Partial Units in 157 Total Units in Strata: 157 Development: Renovations: Partly

Freehold Strata Title to Land: # of Fireplaces:

Yes Property Disc.: Electric Fireplace Fuel: PAD Rental: Water Supply: City/Municipal Fixtures Leased: Fuel/Heating: Baseboard, Electric Fixtures Rmvd:

Balcony(s), Fenced Yard Outdoor Area: Laminate, Tile, Wall/Wall/Mixed Floor Finish: Type of Roof: **Fibreglass**

Garbage Pickup, Gardening, Management, Snow removal Maint Fee Inc:

PL EPS1787 LT 25 DL 405 LD 36 Legal: Amenities: Garden, In Suite Laundry, Playground

Site Influences: Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Microwave,Security - RI,Smoke Alarm,Sprinkler - Fire,Windows - Thermo

Floor	<u>Type</u>	Dimensions	Floor	Type	Dimensions	Floor	Type	<u>Dim</u>	ensions
Main	Kitchen	12'2 x 13'	9		x				X
Main	Dining Room	11' x 8'6			x				X
Main	Living Room	11'6 x 12	.*		х				x
Below	Den	12'4 x 8'7	7		x				x
Below	Foyer	6'8 x 6'4			x				x
Above	Bedroom	9'10 x 10'	7		x				x
Above	Master Bedroom	11'2 x 9'1	0		x				x
		x			x				x
		x			x				
		x			x				
Finished Floor (Main):		474	# of Rooms:	: 7 # of Kitcher	ns: 1 # of Levels: 3	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):		494	Crawl/Bsmt. Height:			1	Above	4	No
Finished Floor (Below):		0	Restricted Age:			2	Above	3	Yes
Finished Floor (Basement):		121	# of Pets: Cats: Yes Dogs: Yes			3	Below	2	No
Finished Floor (Total):		1,089 sq. ft.	# or % of Re	entals Allowed:		4			
		' '	Bylaw Restr	aw Restric: Pets Allowed w/Rest.,Rentals Allowed		5			
Unfinished Floor:		0	Basement: Fully Finished		6				
Grand Total:		1,089 sq. ft.				7			
						8			
Listing B	roker(s): Royal Le	Page-Brooksid	e Realty, Ro	yal LePage-Br	ookside Realty	•			
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The enclosed information while deemed to be correct, is not guaranteed. This communication is not intended to solicit properties already listed for sale.



features

25 - 10151 240 Street, Maple Ridge







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ROYAL LEPAGE 11933 224th Street, Maple Ridge, BC V2X 6B2























Albion Station. Perfect set up for a low maintenance lifestyle. This 2 bedroom 3 bathroom layout offers open living concept on a main with feature fireplace, spacious quartz counter island in kitchen and laminate flooring throughout main. Enjoy your BBQ & patio set on back deck, a gated front yard & long driveway for parking out back. Bonus room (not included in sq ft) was finished in back half of garage or can easily be converted back to accommodate second vehicle. Close to Albion Elementary & Bruce's market. Pet friendly (no size/breed restrictions) and unrestricted rentals.

Year Built	2014				
Maint	\$134.12				
Bedrooms	2				
Bathrooms	3				
Size	1,089 sq ft				
Tax	\$2096.24				