Active **411 22150 DEWDNEY TRUNK ROAD** Residential Attached R2003090 Maple Ridge (LP) Board: V West Central (SP) M Apartment/Condo V2X 3H6



Sold Date: Approx. Year Built: 2007 Frontage (feet): Meas. Type: Frontage (metres): Depth / Size (ft.): RES Bedrooms: Zoning: Lot Area (sq.ft.): 0.00 Bathrooms: Gross Taxes: \$2,367.61 Flood Plain: For Tax Year: 2015 Full Baths: Approval Req?: No Half Baths: Tax Inc. Utilities?: No Exposure: \$282.74 P.I.D.: 027-100-367 Maint. Fee:

Parking Access: Front

Dist. to School Bus: Total Units in Strata: 58

Locker: Y

Mgmt. Co's Name: FRASER PROPERTY MANAGEMENT

Mgmt. Co's Phone: **604-466-7021** Tour:

Total Parking: 1 Covered Parking: 1

of Fireplaces: 1

If new, GST/HST inc?:

Complex / Subdiv: FALCON MANOR

Services Connected: Electricity, Sanitary Sewer, Water

Parking: Garage; Underground

Title to Land: Freehold Strata

Seller's Interest: Registered Owner

Mixed

Dist. to Public Transit:

Property Disc.: Yes

Fixtures Leased: No:

Fixtures Rmvd:

Floor Finish:

Units in Development: 58

Construction: Frame - Wood Stone, Vinyl, Wood Exterior:

Foundation: **Concrete Perimeter** Reno. Year: R.I. Plumbina: Rain Screen: R.I. Fireplaces:

Renovations Water Supply: City/Municipal Electric Fireplace Fuel: uel/Heating: Baseboard, Electric

Outdoor Area: Balcony(s) Type of Roof: Asphalt

Caretaker, Garbage Pickup, Gardening, Management PL BCS2391 LT 52 DL 397 LD 36 Maint Fee Inc: Legal:

Elevator, In Suite Laundry Amenities:

Site Influences: Central Location, Shopping Nearby Features: ClthWsh/Dryr/Frdg/Stve/DW

<u>Floor</u>	<u>Type</u>	<u>Dim</u>	<u>ensions</u>	Floor	Тур	<u> </u>	<u> </u>	Dimensio	<u>ons</u>	Floo	<u>r Ty</u>	<u>pe</u>	<u>Dimensions</u>
Main	Living Room	13'6	x 13'					x					X
Main	Dining Room	14	x 10'					x					X
Main	Kitchen	14	x 9'					x					X
Main	Master Bedroo	m 14'	x 12'					x					X
Main	Bedroom	12	x 11'6					x					X
Main	Bedroom	11'6	x 10'6					X					x
			x					x					X
			x					x					X
			X					X					
			x					x					
Finished Floor	(Main):	1,205	# of Roo	ms: 6	# of Kitchen	s: 1	# of Levels: :	<u>Ва</u>	<u>th</u>	Floor	# of Pieces	Ensuite?	<u>Outbuildings</u>
Finished Floor	(Above):	0	Crawl/Bsi	nt. Heid	aht:			1		Main	4	No	Barn:
Finished Floor	` ,	0	Restricted	-	, -			2	2	Main	5	Yes	Workshop/Shed:
Finished Floor	(Basement):	0	# of Pets	: 1	Cats: Y	Do	ogs: Y	3	3				Pool:
Finished Floor	(Total):	1,205 sq. ft	. # or % o	f Renta	ls Allowed:		•	4	1				Garage Sz:
	` ,	•	Bylaw Re	stric: Pe	ets Allowed w	/Res	t., Rentals	5	5				Door Height:
Unfinished Flo	or:	0	'	Al	lwd w/Restro	tns	•	6	5				200
Grand Total:		1,205 sq. ft	. Basemen	t: None	ł			7	7				
		•						8	3				

Listing Broker(s): Royal LePage - Brookside Rity.

Royal LePage - Brookside Rlty.

Beautiful Falcon Manor. Hard to find top floor, corner unit, southeast exposure, at the quiet end of the building. There are 3 bedrooms - the master with a walk-in closet and 5 piece ensuite. An open plan living area with stunning cabinetry, s/s appliances, granite countertops and centre island overlooking the dining and bright living room with a cozy fireplace to curl up by. This home has been pampered and it shows.

The enclosed information while deemed to be correct, is not guaranteed.

This communication is not intended to solicit properties already listed for sale.



LISTING features

411 - 22150 Dewdney Trunk Road, Maple Ridge







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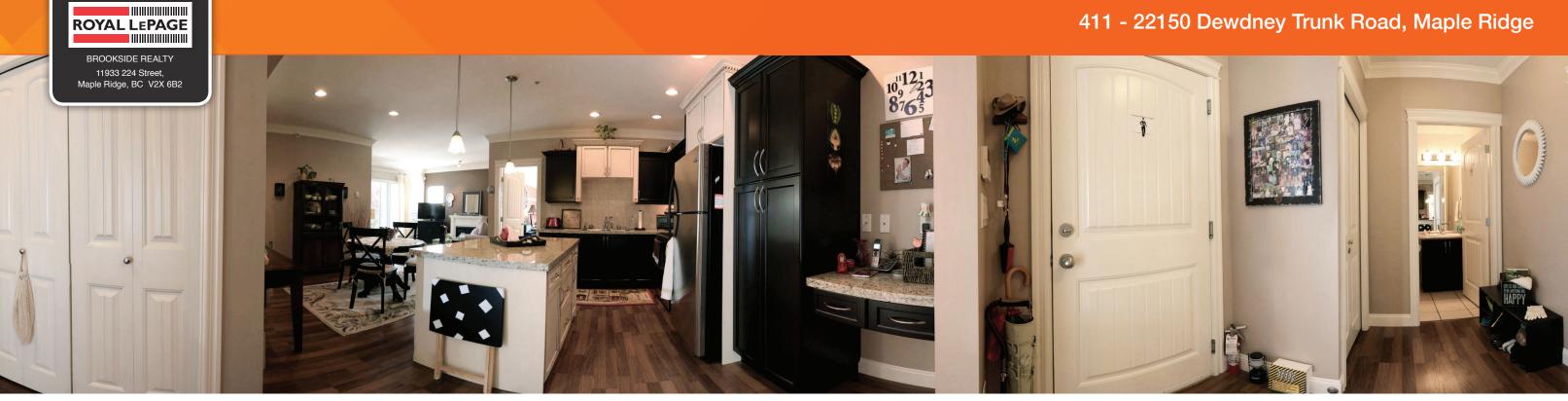
Taryn McKay & Brian Fedyshen

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Brookside Realty 11933 224th Street, Maple Ridge, BC V2X 6B2

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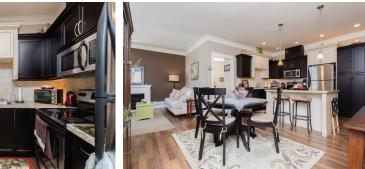






























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Price	\$324,900
Size	1,205 sf
Bedrooms	3
Bathrooms	2
Maint	\$282.74
Tax	\$2367.61/2015