



Presented by:
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LISTING features

12 11438 Best Street • Maple Ridge

Active
R2615636
 Board: V
 Townhouse

12 11438 BEST STREET
 Maple Ridge
 Southwest Maple Ridge
 V2X 0V1

Residential Attached
\$774,900 (LP)
 (SP) **M**



Sold Date: _____ If new, GST/HST inc?: _____ Original Price: **\$774,900**
 Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1991**
 Frontage(feet): **0.00** Bathrooms: **3** Age: **30**
 Frontage(metres): **0.00** Full Baths: **2** Zoning: **RES**
 Depth / Size (ft.): **0** Half Baths: **1** Gross Taxes: **\$3,848.54**
 Sq. Footage: **0.00** P.I.D.: **016-308-468** For Tax Year: **2021**
 Flood Plain: _____ Tax Inc. Utilities?: **No**
 View: **No** Tour: _____
 Complex / Subdiv: **FAIRWAY ESTATES**
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Brick, Wood**
 Foundation: **Concrete Perimeter**

Renovations: _____ Reno. Year: _____
 # of Fireplaces: **1** R.I. Fireplaces: _____ Rain Screen: _____
 Fireplace Fuel: **Gas - Natural** Metered Water: _____
 Fuel/Heating: **Forced Air, Natural Gas** R.I. Plumbing: _____
 Outdoor Area: _____
 Type of Roof: **Asphalt**
 Floor Finish: **Hardwood, Mixed, Carpet**

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double**
 Dist. to Public Transit: _____ Dist. to School Bus: _____
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**

Legal: **STRATA LOT 12, PLAN NWS3299, DISTRICT LOT 249, 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: **None**

Site Influences: **Adult Oriented, Cul-de-Sac, Gated Complex, Golf Course Nearby**
 Features: **CithWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Jetted Bathtub, Microwave**

Finished Floor (Main): **998** Units in Development: **29** Tot Units in Strata: **29** Locker: **No**
 Finished Floor (Above): **815** Exposure: **West** Storeys in Building: **2**
 Finished Floor (AbvMain2): **0** Mgmt. Co's Name: **SELF MANAGED** Mgmt. Co's #: **604-467-2277**
 Finished Floor (Below): **0** Maint Fee: **\$450.00** Council/Park Apprv?: **No**
 Finished Floor (Basement): **0** Maint Fee Includes: **Garbage Pickup, Gardening, Management, RV Parking, Snow removal**
 Finished Floor (Total): **1,813 sq. ft.**
 Unfinished Floor: **0**

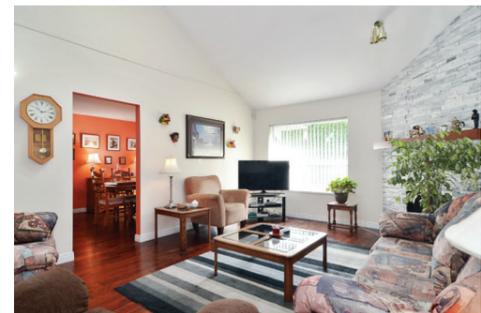
Grand Total: **1,813 sq. ft.** Bylaws Restrictions: **Age Restrictions, Pets Allowed w/Rest., Rentals Not Allowed**
 Restricted Age: **55+** # of Pets: **1** Cats: **Yes** Dogs: **Yes**

Suite: **None**
 Basement: **Crawl**
 Crawl/Bsmt. Ht: _____ # of Levels: **2**
 # of Kitchens: **1** # of Rooms: **10**
 Short Term (<1yr)Rnt/Lse Alwd?: **No**
 Short Term Lse-Details: _____

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	21'2 x 13'8	Above	Walk-In Closet	8'2 x 5'10	1	Main	2	No
Main	Dining Room	14'6 x 11'0	Above	Bedroom	11'0 x 11'0	2	Above	4	Yes
Main	Kitchen	14'10 x 11'0			x	3	Above	4	No
Main	Eating Area	6'0 x 11'0			x	4			
Main	Foyer	9'0 x 7'0			x	5			
Main	Laundry	8'6 x 5'0			x	6			
Above	Master Bedroom	13'0 x 13'0			x	7			
Above	Nook	15'6 x 9'2			x	8			

Listing Broker(s): **Royal LePage West Real Estate Services**

Beautiful 2 bedroom, 2 1/2 bathroom townhome in highly desired Fairway Estates 55+ gated complex. The gourmet kitchen has ss appliances, stone countertops, handy eating area and plenty of cupboards and counters for the cook of the family. Large dining room for those special family dinners. Some of the updates include large, bright kitchen with newer cupboards, hardwood flooring, choice gas fireplace, walk-in hydro-jet tub and new furnace Aug, 2021. New roof and gutters in Aug, 2019, private backyard and patio, security system, full double garage and available RV parking for your motor home, trailer or boat. Security and privacy here! Terrific quiet location near Maple Ridge Golf Course and Ridge Meadows Hospital. Self managed. Easy to view.



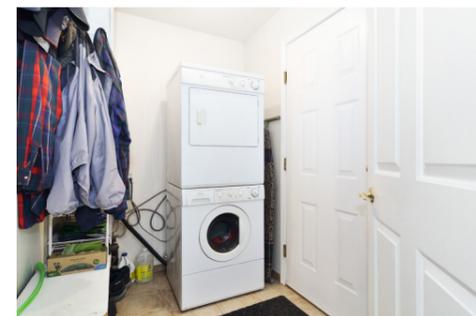
COMPLIMENTS OF
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Please contact Craig Guthrie, 604-340-7355, for specifications.



This communication is not intended to cause or induce breach of an existing agency agreement.



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Maple Ridge**

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COMPLIMENTS OF
Craig Guthrie

Style/Type:	2 Storey Townhouse
Size:	1,813 s.f.
Lot:	Strata
Year built:	1991
Bedrooms:	2
Bathrooms:	2.5
Maintenance Fee:	\$450
Taxes (2021):	\$3,848.54