



Presented by:
Danielle Jones
 RE/MAX Sabre Realty Group
 Phone: 604-319-3609
<http://www.sellwithdanielle.com>
sellwithdanielle@shaw.ca



Active **2 20841 DEWDNEY TRUNK ROAD** Residential Attached
R2370270 Maple Ridge **\$549,000** (LP)
 Board: V Northwest Maple Ridge (SP)
 Townhouse V2X 3E7



Sold Date: Frontage (feet): Original Price: **\$549,000**
 Meas. Type: **Feet** Frontage (metres): Approx. Year Built: **1993**
 Depth / Size (ft.): Bedrooms: **3** Age: **26**
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **STRATA**
 Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$3,267.98**
 Council Apprv?: Half Baths: **1** For Tax Year: **2018**
 Exposure: Maint. Fee: **\$312.88** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **018-141-021**
 Mgmt. Co's Name: **FRASER PROPERTY MGMT.** Tour:
 Mgmt. Co's Phone: **604-466-7021**
 View: **No**
 Complex / Subdiv: **KITCHLER STATION**
 Services Connected: **Electricity, Natural Gas, Water**
 Sewer Type: **City/Municipal**

Style of Home: **2 Storey** Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
 Construction: **Frame - Wood** Parking: **Garage; Double, Visitor Parking**
 Exterior: **Stucco, Vinyl** Locker:
 Foundation: **Concrete Slab** Reno. Year: Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
 Rain Screen: R.I. Plumbing: Units in Development:
 Renovations: Title to Land: **Freehold Strata** Total Units in Strata:
 Water Supply: **City/Municipal** Metered Water:
 Fireplace Fuel: **Gas - Natural** R.I. Fireplaces:
 Fuel/Heating: **Forced Air, Natural Gas** # of Fireplaces: **1** Property Disc.: **Yes**
 Outdoor Area: **Fenced Yard, Patio(s)** Fixtures Leased: **No**
 Type of Roof: **Asphalt** Floor Finish: **Laminate, Other, Tile** Fixtures Rmvd: **No**

Maint Fee Inc: **Garbage Pickup, Gardening, Management**
 Legal: **STRATA LOT 2, PLAN LMS753, DISTRICT LOT 242, 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**
 Amenities: **None**

Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Vacuum - Built In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'7 x 14'1			x			x
Main	Kitchen	11' x 9'1			x			x
Main	Dining Room	14'7 x 10'3			x			x
Main	Master Bedroom	13' x 13'			x			x
Main	Laundry	6' x 3'			x			x
Main	Foyer	16'11 x 4'4			x			x
Above	Bedroom	13'10 x 11'11			x			x
Above	Bedroom	13'10 x 11'11			x			x
Above	Loft	15'8 x 10'5			x			x
		x			x			x

Finished Floor (Main): 1,019	# of Rooms: 9	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 793	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Main	4	Yes	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3	Above	4	No	Pool:
Finished Floor (Total): 1,812 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor: 0	Bylaws: Pets Allowed w/Rest., Rentals Not Allowed			5				Grg Dr Ht:
Grand Total: 1,812 sq. ft.	Basement: None			6				
				7				
				8				

Listing Broker(s): **RE/MAX Sabre Realty Group**

This luxurious 3 bed, 3 bath townhouse will have you feeling at home and in comfort in a matter of minutes. Offering a remarkable layout, the spacious master bedroom with ensuite is located downstairs for the peace and quiet you deserve. The kitchen featuring granite countertops & stainless steel appliances, opens onto living room and dining room. Appreciate nearly floor to ceiling windows that allow natural light in to your space and that looks out to your private backyard. There is also 2 large bedrooms and a loft (a great extra space) for the teens in your life. Conveniently located steps away from shopping, schools and entertainment. Seeing is believing, book your showing today! Open house SAT May 25th 2-4pm