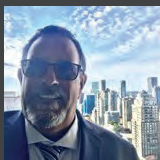


Joe Vallee & Associates

Decades of Experience in the Vancouver Real Estate Market

#17 12049 217th Street
\$582,000.



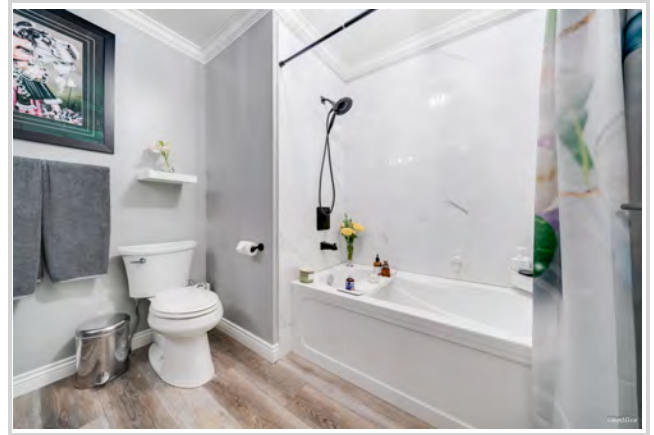
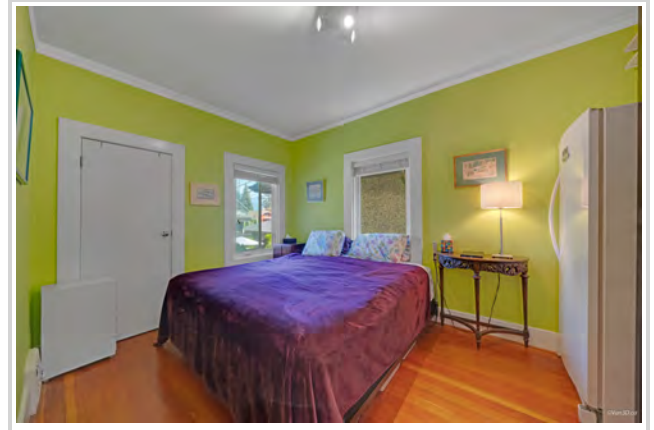
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RE/MAX

RE/MAX Crest Realty

1195 West Broadway Vancouver B.C.
3rd Floor



"THE BOARDWALK" 55+ COMMUNITY Tucked away is this 20 unit complex of RANCHER style townhomes perfect for the "downsizer" seeking 1 level living with a small YARD, attached single GARAGE, in a private, friendly, neighbourly enclave. This home offers 2bdrms (2nd bedroom has 3 closets, a SKYLIGHT but no window) two recently updated Bathrooms and extra long garage with workshop. The interior has been elegantly UPDATED with CUSTOM CABINETRY in the Kitchen & both Bathrooms as well as New Countertops & lighting. Living room has a WEST facing BAY WINDOW & GAS F/P and a adjoining Dining room w/"Sky Tunnel". Kitchen has an eating bar, lots of Cabinets/Counters/Pantry w/pull out shelves & 2 "Lazy Susan's". Family room w/sliders to large Covered Private Patio and Yard. Luxury Vinyl Flooring Throughout. 55+ complex, one occupant must be 55+ to own or rent.

FLOORPLAN: Shows 1704 sq ft includes garage and outdoor space.





Presented by:
Joseph Vallee

RE/MAX Crest Realty
Phone: 604-803-7355
<http://www.joevallee.com>
joevallee@gmail.com



Active
R3065361

Board: V
Townhouse

17 12049 217 STREET

Maple Ridge
West Central
V2X 0M8

Residential Attached

\$582,000 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$582,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1988
Frontage(feet):	Bathrooms: 2	Age: 37
Frontage(metres):	Full Baths: 1	Zoning: MULTI
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$3,080.46
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain: No	P.I.D.: 011-684-089	Tax Inc. Utilities?: No
View: No		Tour: Virtual Tour URL
Complex / Subdiv: The Boardwalk		
First Nation Reserv...		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal Water Supply: City/Municipal		

Style of Home: **1 Storey**
Construction: **Frame - Wood**
Exterior: **Brick, Vinyl**
Foundation: **Concrete Slab**

Renovations: **Partly**
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Electric, Natural Gas**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen: **No**
Metered Water:
R.I. Plumbing:

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Single, Open**
Dist. to Public Transit: **.5 BLK** Dist. to School Bus: **4 BLK**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Other, Tile**

Legal: **STRATA LOT 17, PLAN NWS2813, DISTRICT LOT 245, 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: **Club House, Garden, In Suite Laundry, Wheelchair Access**

Site Influences: **Adult Oriented, Central Location, Cul-de-Sac, Golf Course Nearby, Recreation Nearby, Shopping Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Garage Door Opener, Microwave, Pantry, Security System, Vacuum - Roughed In**

Finished Floor (Main): 1,101	Units in Development: 20	Tot Units in Strata: 20	Locker: No
Finished Floor (Above): 0	Exposure: West	Storeys in Building: 1	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Self Managed	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$350.00	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal, Water		
Finished Floor (Total): 1,101 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,101 sq. ft.	Bylaws Restrictions: Age Restrictions, Pets Allowed w/Rest.		
Suite: None	Restricted Age: 55+	# of Pets: 2	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed: 0 #		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		
# of Levels: 1			
# of Rooms: 6			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	19'10 x 13'1			x	1	Main	4	No
Main	Dining Room	6'9 x 13'1			x	2	Main	2	Yes
Main	Kitchen	11'5 x 10'4			x	3			
Main	Bedroom	8'11 x 10'11			x	4			
Main	Primary Bedroom	15'0 x 11'6			x	5			
Main	Family Room	8'2 x 10'4			x	6			
		x			x	7			
		x			x	8			

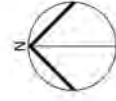
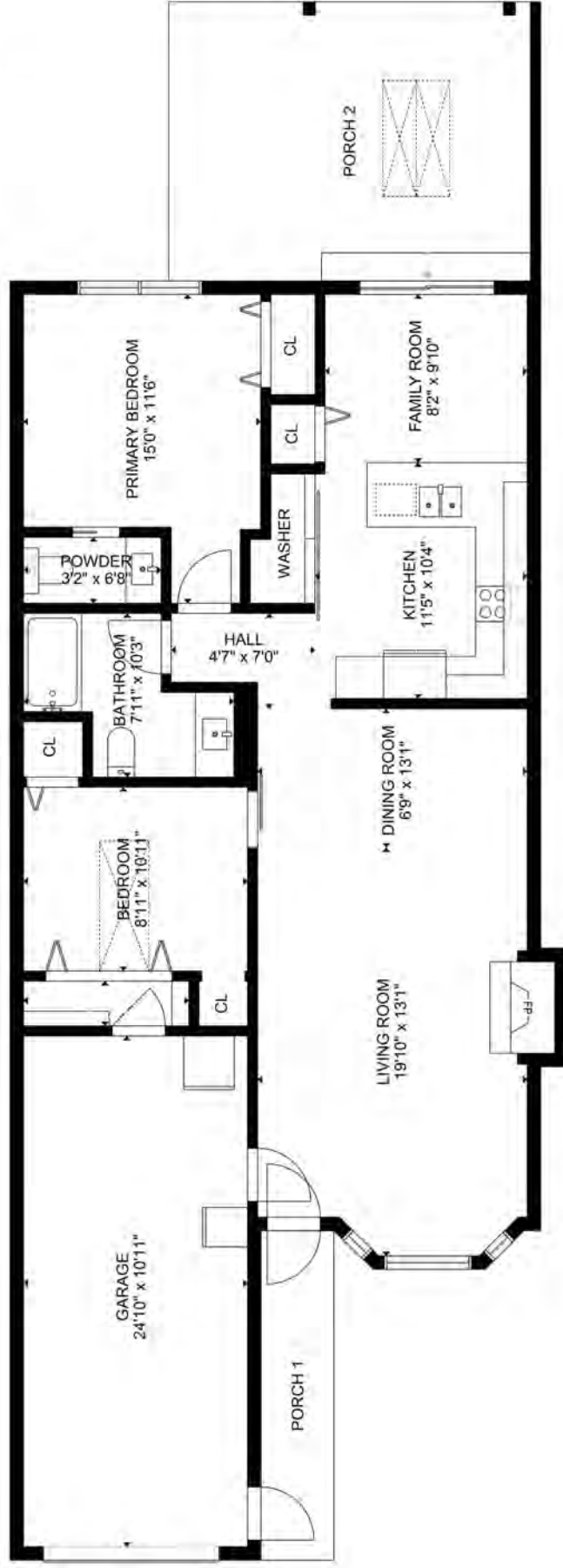
Listing Broker(s): [RE/MAX Crest Realty](#)

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**17-12049 217 ST
MAPLE RIDGE**

GROSS INTERNAL AREA
TOTAL: 1101 SQ. FT.
EXCLUDED AREA
GARAGE: 306 SQ. FT.
PORCH 1: 57 SQ. FT.
PORCH 2: 240 SQ. FT.

JOE VALLEE
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**While all reasonable attempts have been made to ensure accuracy and square footage and room dimension are believed to be correct to ANSI Standards, due to the possibility of human error the information cannot be guaranteed.