

Active

R3065361

Board: V, Attached

Townhouse

17 12049 217 STREET

Maple Ridge

West Central

V2X 0M8

\$567,000 (LP)

(SP)

Days on Market: 60

Orig. Price: \$582,000

Prev. Price: \$582,000

List Date: 11/5/2025

Expiry Date: 3/31/2026

Seller's Acceptance Date:

Subject Removal Date:

Completion Date:

Meas. Type: Feet

Frontage (feet):

Frontage (metres):

Depth/Size:

Sq. Footage: 0.00

Flood Plain: No

View: No

Complex / Subdiv: The Boardwalk

First Nation Reserve:

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

Sewer Type: City/Municipal

If new,GST/HST inc?:

Bedrooms: 2

Bathrooms: 2

Full Baths: 1

Half Baths: 1

P.I.D.: 011-684-089

Approx. Year Built: 1988

Age: 38

Zoning: MULTI

Gross Taxes: \$3,080.46

For Tax Year: 2025

Tax Inc. Utilities?: No

Tour: Virtual Tour URL

Style of Home: 1 Storey

Construction: Frame - Wood

Exterior: Brick, Vinyl

Foundation: Concrete Slab

Renovations: Partly

#of Fireplac... 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

Parkin... Garage; Single, Open

Dist. to Public Transit: .5 BLK

Title to Land: Freehold Strata

Seller's Interest: Registered Owner

Property Disc.: Yes: Dated November 3rd 2025

Fixtures Leased: No

Fixtures Rmvd: No

Floor Finish: Other, Tile

Dist. to School Bus: 4 BLK

Land Lease Expiry Year:

Leg... 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

Municipal Charges

Garbage:

Water:

Dyking:

Sewer:

Other:

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

Finished Floor (Above): 0

Finished Floor (AbvMain2): 0

Finished Floor (Below): 0

Finished Floor (Basement): 0

Finished Floor (Total): 1,101 sq. ft.

Unfinished Floor: 0

Grand Total: 1,101 sq. ft.

Suite: None

Basement: None

Crawl/Bsmt. Ht:

of Kitchens: 1

of Levels: 1

of Rooms: 6

Units in Development: 20

Exposure: West

Mgmt. Co's Name: Self Managed

Maint Fee: \$350.00

Maint Fee Includes: Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal, Water

Tot Units in Strata: 20

Storeys in Building: 1

Mgmt. Co's #:

Council/Park Apprv:

Locker: No

Bylaw Restrictions: Age Restrictions, Pets Allowed w/Rest.

Restricted Age: 55+

or % of Rentals Allowed: 0

Short Term(<1yr)Rnt/Lse Alwd?: No

Short Term Lse-Details:

of Pets: 2

Cats: Yes

Do... Yes

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	#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			

List Broker 1: RE/MAX Crest Realty - OFC: 604-602-1111

List Desig Agt 1: Joseph Vallee - Phone: 604-803-7355

List Broker 2:

List Desig Agt 2:

Buyer's Broker 1:

Buyer's Agent 1:

Owner: **Privacy Protected** Candice Ann Brown

Commission: 3% ON THE 1ST \$100,000. AND 1% OF THE SALE BALANCE

List Broker 3: joevallee@gmail.com

Appointments: Touchbase

Call: Joe Vallee

Phone: 604-803-7355

Occupancy: Owner

Realtor More Photos, Floorplan and Info at www.joevallee.com. All measurements are approximate. 2nd Bedroom has large skylight and no window.

Remarks: 55+ complex one occupant must be 55+to own or rent. Pets allowed. Strata Docs available upon request. 1704 sq ft total includes garage and outdoor space.

"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 & SKYLIGHT) two recently updated Bathrooms & 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 .