

Active**R3065361**

Board: V, Attached

Townhouse

17 12049 217 STREETMaple Ridge
West Central
V2X 0M8**\$567,000 (LP)**

(SP)



Days on Market:	60	List Date:	11/5/2025	Seller's Acceptance Date:
Orig. Price:	\$582,000	Expiry Date:	3/31/2026	Subject Removal Date:
Prev. Price:	\$582,000			Completion Date:
Meas. Type:	Feet	If new, GST/HST inc.?:		Approx. Year Built: 1988
Frontage (feet):		Bedrooms:	2	Age: 38
Frontage (metres):		Bathrooms:	2	Zoning: MULTI
Depth/Size:		Full Baths:	1	Gross Taxes: \$3,080.46
Sq. Footage:	0.00	Half Baths:	1	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 Reserve:				
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water			
Sewer Type:				
City/Municipal	Water Supply: City/Municipal			
Total Parking:	2	Covered Parking:	1	Parking Access: Front
parkin...	Garage; Single, Open			
Dist. to Public Transit:	.5 BLK	Dist. to School Bus:	4 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			

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:
Metered Water:
R.I. Plumbing:**No**Fixtures Leased: **No**Fixtures Rmvd: **No**Floor Finish: **Other, Tile**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/Stye/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.	Bylaw Restrictions:	Age Restrictions, Pets Allowed w/Rest.				
Unfinished Floor:	0	Restricted Age:	55+	# of Pets:	2	Cats: Yes	Do... Yes
Grand Total:	1,101 sq. ft.	# or % of Rentals Allowed:	0 #				

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **6**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	#Pieces	Ensute?
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				
Main	Bedroom	8'11 x 10'11			x				
Main	Primary Bedroom	15'0 x 11'6			x				
Main	Family Room	8'2 x 10'4			x				
		x			x				
		x			x				

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

List Broker 3:

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

joevallee@gmail.com

List Broker 2:

3:

List Desig Agt 2:

Buyer's Broker 1:

Buyer's Agent 1:

2:

3.

Owner: ****Privacy Protected** Candice Ann Brown**Commission: **3% ON THE 1ST \$100,000. AND 1% OF THE SALE BALANCE**

Appointments:

Touchbase

Call:

Joe Vallee

Phone:

604-803-7355Occupancy: **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 .