INFILL PROPERTY

AREA:
Town Centre

ADDRESS:
22590 116 Ave.,
Maple Ridge, BC

SIZE:
0.5 Acres

PRICE:
$2,195,000

VARING MARKETING GROUP
HOMELIFE ADVANTAGE REALTY (CENTRAL VALLEY) LTD.

HOMELIFE ADVANTAGE REALTY (CENTRAL VALLEY) LTD.

Joe Varing - Personal Real Estate Corporation Ltd.
604.565.3478 | info@varinggroup.com

360-3033 Immel Street, Abbotsford, BC V2S 6S2

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PROPERTY DESCRIPTION

CIVIC ADDRESS: 22590 116 Ave., Maple Ridge, BC
PID: 002-231-379

AREA: Maple Ridge's Town Centre Area

SIZE: 0.5 Acres (21,780 SqFt)

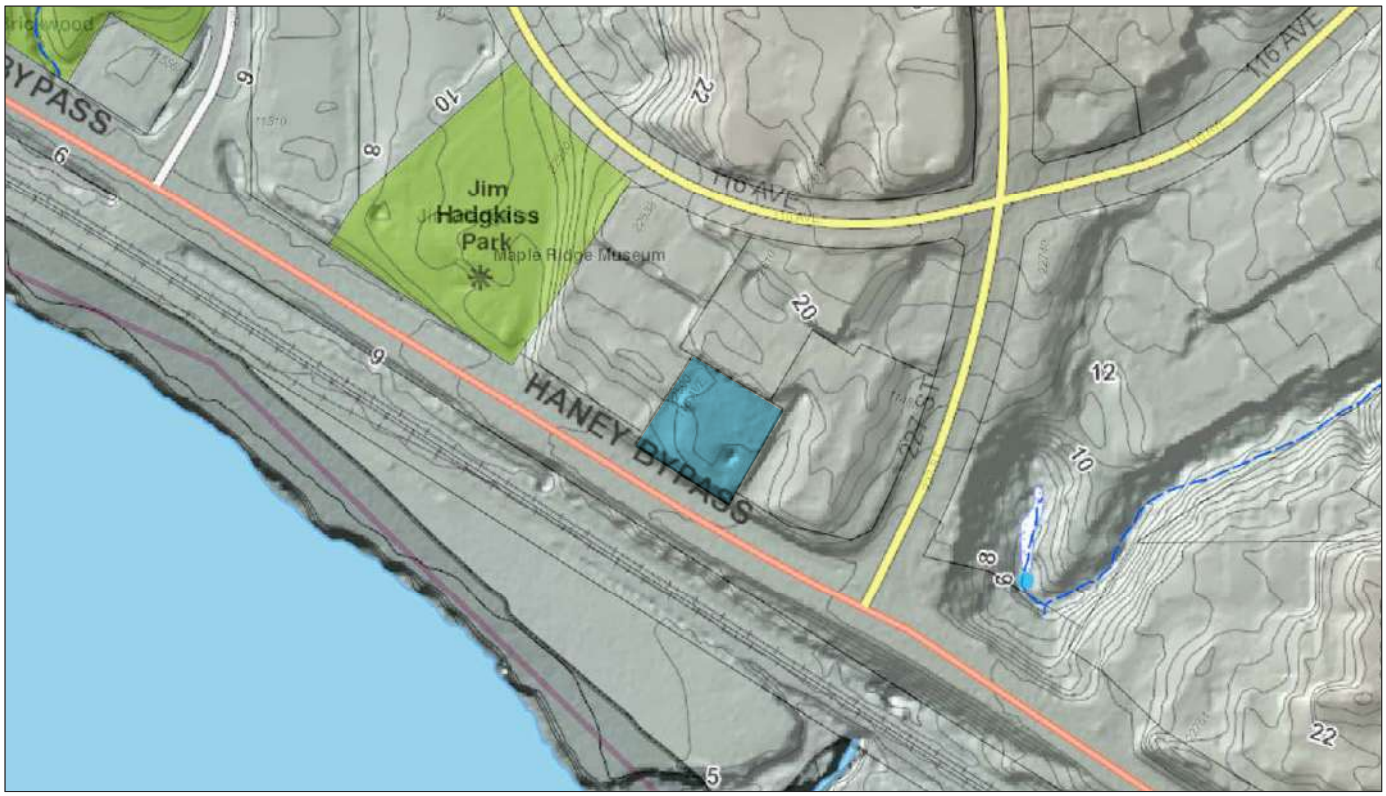
PRICE: $2,195,000

OPPORTUNITY:

- Infill Property located in Maple Ridge's Town Centre Area
- Great views of the Fraser River & Langley
- A short walk away from the West Coast Express
- Access to site via a statutory right of way through neighboring townhouse site to the east
- Current zoned RS-1 however the OCP envisions ground oriented townhome/rowhomes
- The property could potentially be the perfect location for a townhouse site – 12 townhome draft plan available upon request. Confirm with the City to verify.
- Townhome project Provenance by Polygon Homes just down the road – with current development applications underway for construction

AERIAL VIEW

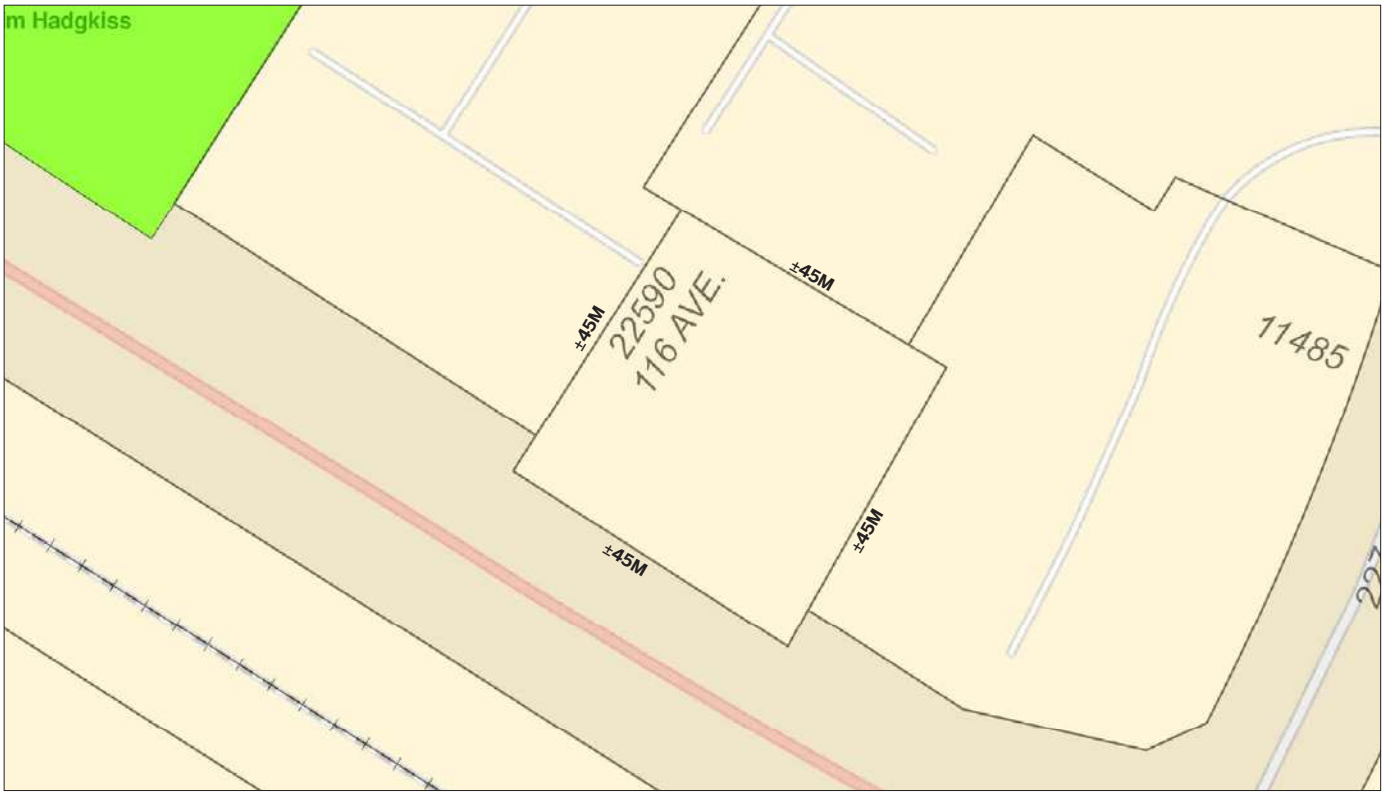
TOPOGRAPHY



LEGAL VIEW

DIMENSIONS

APPROXIMATE DIMENSIONS SHOWN IN METERS



PROPERTY ACCESS

Access to property through yellow highlighted property via a statutory right of way

NEARBY DEVELOPMENT

TAX REPORT

Property Information

Prop Address	22590 116 AV	**Jurisdiction**	DISTRICT OF MAPLE RIDGE
Municipality	DISTRICT OF MAPLE RIDGE	**Neighborhood**	FRASERVIEW
Area	MAPLE RIDGE	**SubAreaCode**	VMREC
PropertyID	002-231-379	**BoardCode**	V
PostalCode	V2X 0S4		

Property Tax Information

TaxRoll Number	3196202002	**Gross Taxes**	$5,578.60
Tax Year	2020	**Tax Amount Updated**	06/16/2020

More PIDS

002-231-379

More PIDS2

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twnship	Range	Meridian
NWP62308	37		401	36				

Legal FullDescription

LOT 37, PLAN NWP62308, DISTRICT LOT 401, GROUP 1, NEW WESTMINSTER LAND DISTRICT

Land & Building Information

Width		**Depth**	
Lot Size	0.5 ACRES	**Land Use**	
Actual Use	SINGLE FAMILY DWELLING		
Year Built	1967		
BCA Description	1 STY SFD - AFTER 1930 - SEMICUSTOM	**Zoning**	
WaterConn			
BCAData Update	01/06/2021		

Supplementary Property Info

BedRooms	3	**Foundation**	PARTIAL BASEMENT
Full Bath	3	**Half Bath2**	
Half Bath3		**Stories**	1
Pool Flg		**Carport**	0
Garage S	1	**Garage M**	0

Actual Totals

Land	Improvement	Actual Total
$1,150,000.00	$10,000.00	$1,160,000.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
$1,150,000.00	$10,000.00	$0.00	$0.00	$1,160,000.00

School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
$1,150,000.00	$10,000.00	$0.00	$0.00	$1,160,000.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
8/17/2017	$514,000.00	CA6229631	REJECT - NOT SUITABLE FOR SALES ANALYSIS
10/27/2016	$600,000.00	CA5606985	IMPROVED SINGLE PROPERTY TRANSACTION
11/13/2008	$500,000.00	BB317815	REJECT - NOT SUITABLE FOR SALES ANALYSIS
3/7/2008	$555,000.00	CA719353	IMPROVED SINGLE PROPERTY TRANSACTION
7/15/2003	$327,000.00	BV268028	IMPROVED SINGLE PROPERTY TRANSACTION

TITLE SEARCH PRINT 2021-04-16, 09:03:35

File Reference: 22590 116 Ave Requestor: Joe Varing

Declared Value $514000

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Land Title District	NEW WESTMINSTER
Land Title Office	NEW WESTMINSTER
Title Number	CA6229631
From Title Number	CA5606985
Application Received	2017-08-17
Application Entered	2017-08-21

Registered Owner in Fee Simple

Registered Owner/Mailing Address: PUNEET BAGGA, MARINE SAFETY INSPECTOR
14208 GLADSTONE DRIVE
SURREY, BC
V3R5R7
AS TO AN UNDIVIDED 99/100 INTEREST

Registered Owner/Mailing Address: PRITHLEEN BEDI, POSTAL CLERK
14208 GLADSTONE DRIVE
SURREY, VC
V3R 5R7
AS TO AN UNDIVIDED 1/100 INTEREST

Taxation Authority Maple Ridge, City of

Description of Land

Parcel Identifier: 002-231-379

Legal Description:

LOT 37 DISTRICT LOT 401 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 62308

Legal Notations

HERETO IS ANNEXED EASEMENT BE42421 OVER PART (PLAN LMP312) OF LOT 1 PLAN LMP311

HERETO IS ANNEXED EASEMENT T73437 OVER PART (PLAN 62309) LOT 38 PLAN 62308

HERETO IS ANNEXED EASEMENT T73439 OVER PART (PLAN 62309) LOT 39 PLAN 62308 MODIFIED BY T85480

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Declared Value $514000

RE PARA (E), (F) & (K) SEC. 23(1) LAND TITLE ACT, D.F. T1080, 06.01.1980.

RE PARA (E), (F) & (K) SEC. 23(1), LAND TITLE ACT, D.F. S4039, 17.01.1980.

Charges, Liens and Interests

Nature:	COVENANT
Registration Number:	T73434
Registration Date and Time:	1981-06-26 09:39
Registered Owner:	DISTRICT OF MAPLE RIDGE
Remarks:	INTER ALIA PART (FORMERLY PARCEL "C" SKETCH 1218) L.T.A. SECTION 215

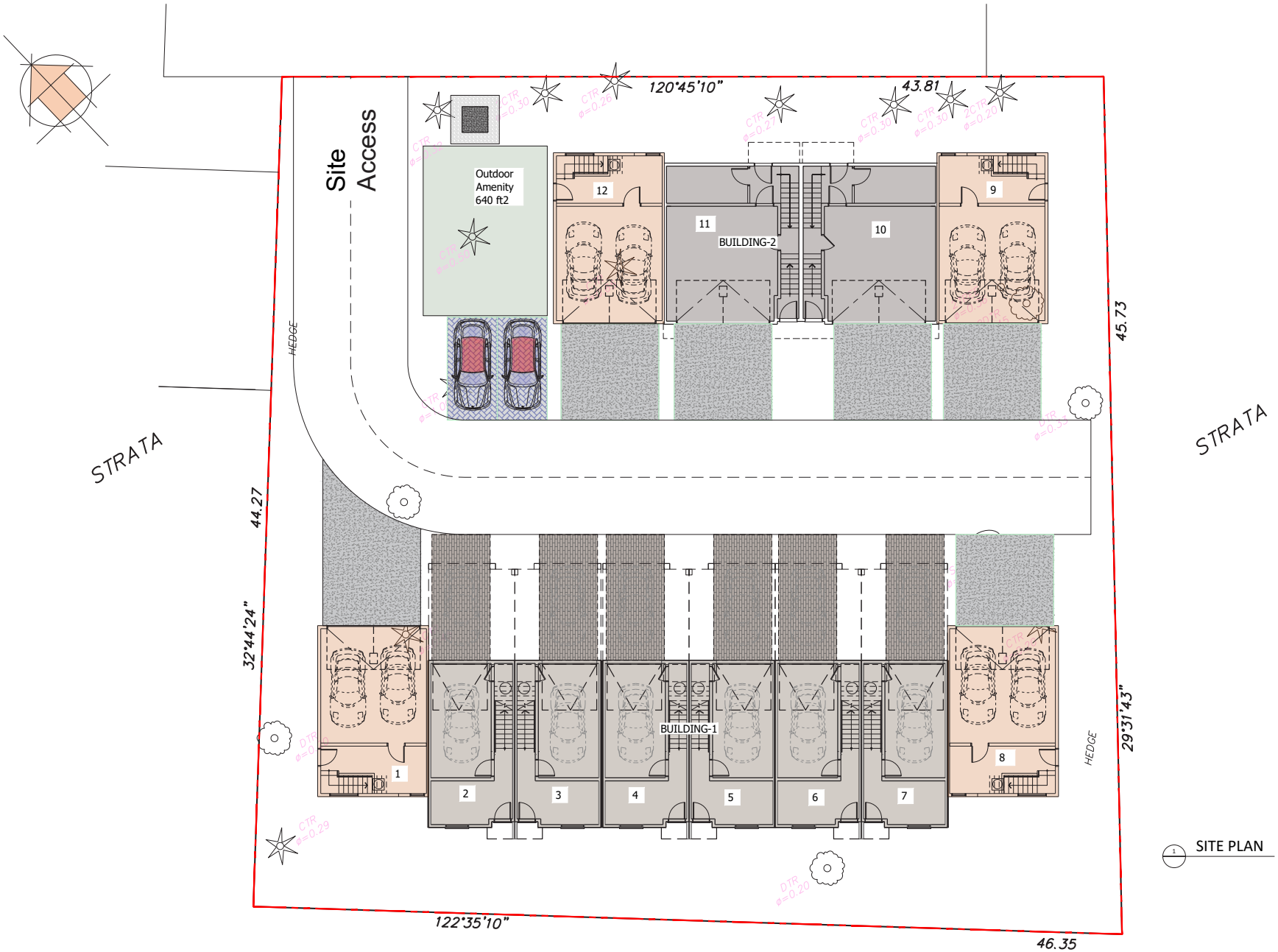
Nature:	MORTGAGE
Registration Number:	CA6229632
Registration Date and Time:	2017-08-17 11:59
Registered Owner:	GREATER VANCOUVER COMMUNITY CREDIT UNION INCORPORATION NO. FI 40

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

EXAMPLE OF POTENTIAL LAYOUT



SITE PLAN

FLAT ARCHITECTURE

Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca

Ph: 604-503-4484

PROJECT INFO: Townhouse Development at 22590 116 Ave maple Ridge BC

CLIENT:

DATE 24 May 2020

PROJECT NO:

SCALE: As Noted

DRAWN BY: R.W

REV	DESCRIPTION	BY	DATE

option 1

A 1.1

WE SELL DIRT.