

# 601-11295 PAZARENA PLACE

LIVING AREA: 1,501 SQFT | MAINTENANCE FEE: \$360.00  
BEDROOM: 3 | BATHROOM: 3



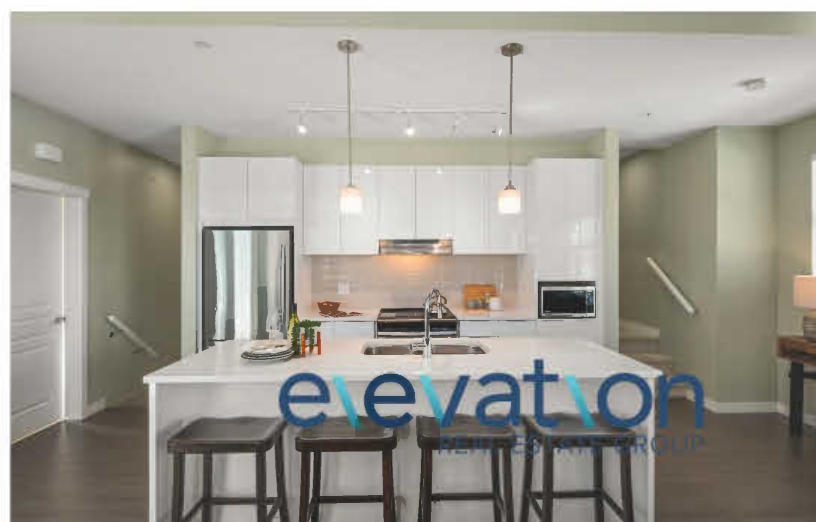
Welcome to Provenance by Polygon: This stunning end-unit home boasts an open concept plan, abundant natural light, & functional custom storage throughout. Enjoy breathtaking views of Golden Ears from the main floor and deck with morning sun, overlooking green space. Inside, a custom entertainment unit with fireplace and BC cedar woodwork sets the tone for cozy evenings. Integrated home theatre wiring and in-ceiling speakers create a cinematic experience. The large double-wide garage fits a full-size pickup truck & more, with added shelving & ample storage. Located in a family-oriented community walking distance to sports fields, schools, tennis courts, groceries & Fraser River trails. Complex offers resort-style 7000 sqft clubhouse, gym, games room, playground, plus an outdoor pool and hot tub to come.

604-704-8551  
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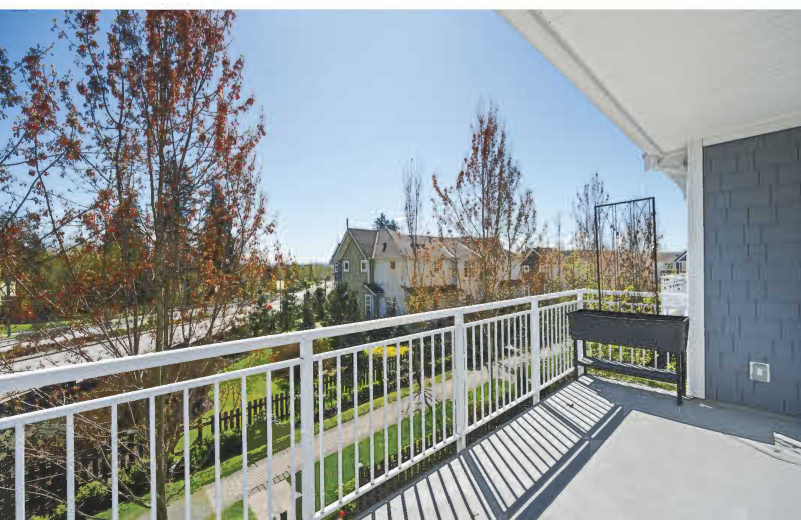


**JOEL SCHACTER** \*PREC  
**TYLER SCHACTER** \*PREC

Not intended to solicit properties currently listed for sale or individuals currently under contract with a Brokerage







## WALK SCORE



### Car-Dependent

Most errands require a car



### Some Transit

A few nearby public transportation options.



### Somewhat Bikeable

Minimal bike infrastructure

## COMMUTE to downtown Maple Ridge



4 min



18 min



7 min



26 min

## SCHOOL CATCHMENT

### Golden Ears Elementary (K - 7)

23124 118 Avenue

Maple Ridge, V2X 2N1

(604) 463-9513

### Kanaka Creek Elementary (K - 7)

11120 234a Street

Maple Ridge, V2W 1C8

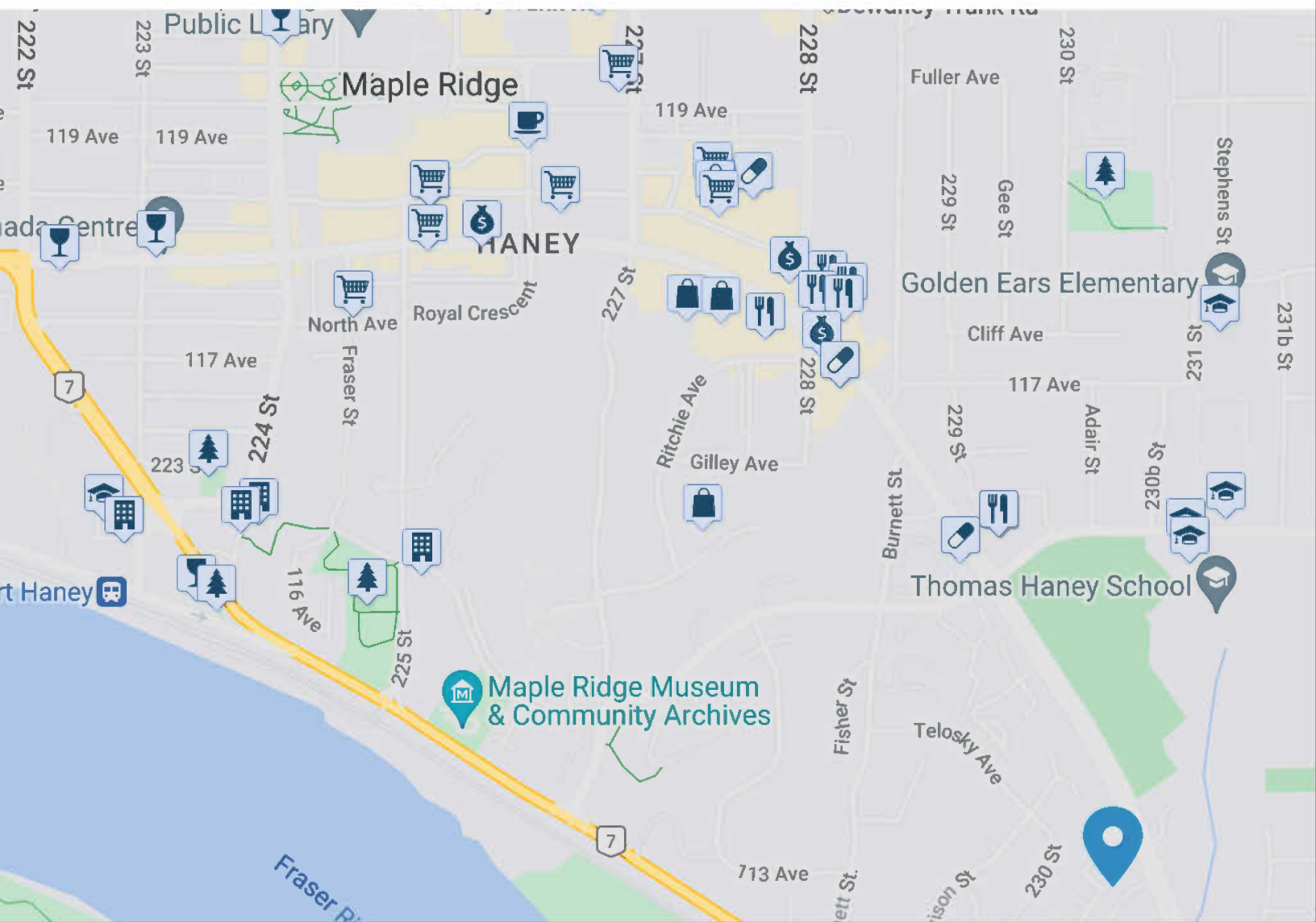
(604) 467-9050

### Thomas Haney Secondary (8 - 12)

23000 116 Avenue

Maple Ridge V2X 0T8

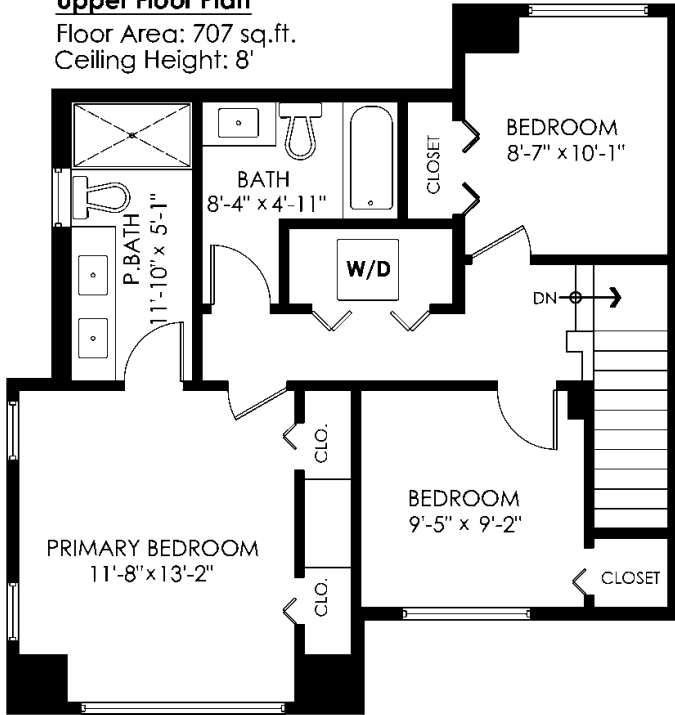
(604) 463-2001





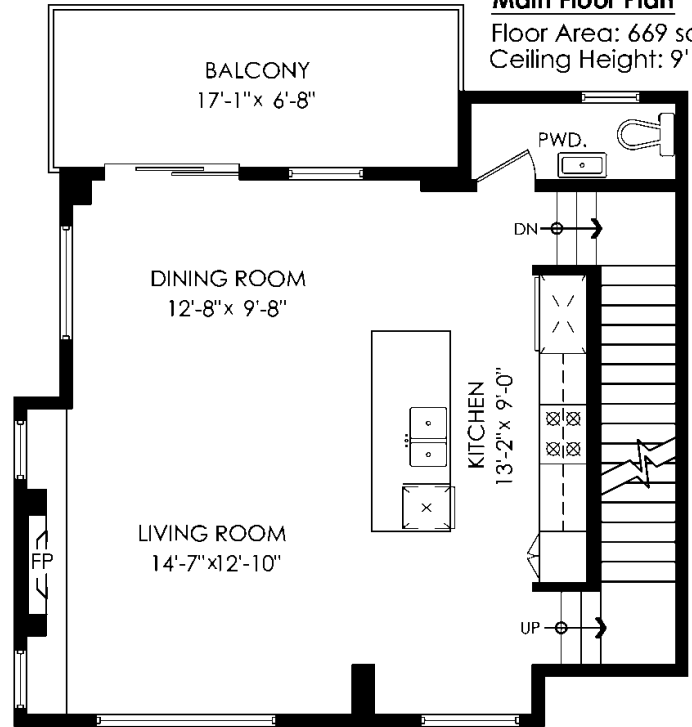
**Upper Floor Plan**

Floor Area: 707 sq.ft.  
Ceiling Height: 8'



**Main Floor Plan**

Floor Area: 669 sq.ft.  
Ceiling Height: 9'



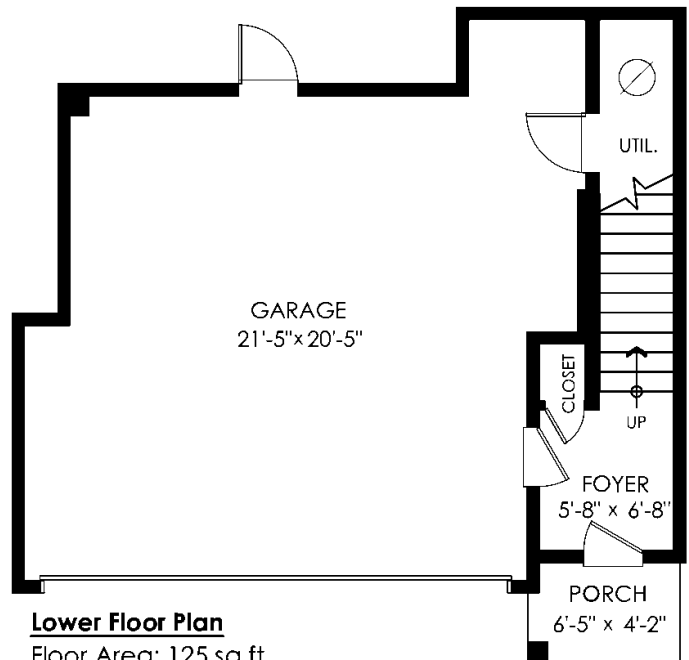
Main Floor: 669 sq.ft.  
Upper Floor: 707 sq.ft.  
Lower Floor: 125 sq.ft.  
**Total Livable: 1,501 sq.ft.**

Garage: 489 sq.ft.  
**Grand Total: 1,990 sq.ft.**

Balcony: 114 sq.ft.  
Porch: 26 sq.ft.  
**Total Extras: 140 sq.ft.**

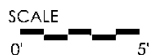


Scan QR Code  
to view Virtual  
Walkthrough



**Lower Floor Plan**

Floor Area: 125 sq.ft.  
Ceiling Height: 8'



info@pixelworks.com



www.pixelworks.com



604.329.5788



**MEASURED ON: (2024-04-12)**

E&O Insured. Total square foot calculated to gross unit area. SQFT based on interior measurements to exterior walls, not taken from original blueprints, may include unfinished area. This is for marketing purposes only and is not intended for architectural/construction use. All details, sizes & placements should be considered approximate within +/- 2% tolerance.





**Active**  
**R2872352**  
 Board: V  
 Townhouse

## 601 11295 PAZARENA PLACE

Maple Ridge  
 East Central  
 V2X 4K9

Residential Attached

**\$799,900** (LP)   
 (SP) 



Sold Date:  
 Meas. Type:  
 Frontage(feet):  
 Frontage(metres):  
 Depth / Size (ft.):  
 Sq. Footage: **0.00**  
 Flood Plain:  
 View: **Yes Golden Ears**  
 Complex / Subdiv: **Provenance**  
 First Nation Reserve:  
 Services Connctd: **Electricity, Sanitary Sewer, Storm Sewer, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

If new, GST/HST inc?:  
 Bedrooms: **3**  
 Bathrooms: **3**  
 Full Baths: **2**  
 Half Baths: **1**

Original Price: **\$799,900**  
 Approx. Year Built: **2020**  
 Age: **4**  
 Zoning: **RM-1**  
 Gross Taxes: **\$3,386.41**  
 For Tax Year: **2023**  
 Tax Inc. Utilities?:  
 Tour: [Virtual Tour URL](#)

Style of Home: **3 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Fibre Cement Board, Vinyl, Wood**  
 Foundation: **Concrete Perimeter**

Renovations:  
 # of Fireplac... **0** R.I. Fireplaces:  
 Fireplace Fuel:  
 Fuel/Heating: **Baseboard, Electric**  
 Outdoor Area: **Balcony(s), Fenced Yard**  
 Type of Roof: **Asphalt**

Reno. Year:  
 Rain Screen:  
 Metered Water:  
 R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access:  
 Parking: **Garage; Double, Visitor Parking**  
 Dist. to Public Transit:  
 Title to Land: **Freehold Strata**  
 Property Disc.: **Yes**  
 Fixtures Lease... **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Laminate, Tile, Carpet**

Legal: **STRATA LOT 23 DISTRICT LOT 402 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EP55764 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Club House, Exercise Centre, Guest Suite, In Suite Laundry, Playground, Pool; Outdoor, Recreation Center, Swirlpool/Hot Tub**

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Sprinkler - Fire**

Finished Floor (Main): **669**  
 Finished Floor (Above): **707**  
 Finished Floor (AbvMain2): **0**  
 Finished Floor (Below): **125**  
 Finished Floor (Basement): **0**  
 Finished Floor (Total): **1,501 sq. ft.**  
 Unfinished Floor: **0**

Units in Development:  
 Exposure:  
 Mgmt. Co's Name: **Associa BC**  
 Maint Fee: **\$360.00**  
 Maint Fee Includes: **Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal**

Tot Units in Strata: **125** Locker: **No**  
 Storeys in Building: **3**  
 Mgmt. Co's #: **604-591-6060**  
 Council/Park Apprv?:

Grand Total: **1,501 sq. ft.**

Suite: **None**  
 Basement: **None**  
 Crawl/Bsmt. Ht:  
 # of Kitchens: **1**  
 # of Levels: **3**  
 # of Rooms: **7**

Bylaws Restrictions: **Pets Allowed w/Rest.**  
 Restricted Age:  
 # or % of Rentals Allowed: **100 %**  
 Short Term(<1yr)Rnt/Lse Alwd?: **No**  
 Short Term Lse-Details:

# of Pets: Cats: Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	14'7 x 12'10			x	1	Main	2	No
Main	Dining Room	12'8 x 9'8			x	2	Above	4	Yes
Main	Kitchen	13'2 x 9'			x	3	Above	4	No
Above	Primary Bedroom	11'8 x 13'2			x	4			No
Above	Bedroom	9'5 x 9'2			x	5			No
Above	Bedroom	8'7 x 10'1			x	6			No
Below	Foyer	5'8 x 6'8			x	7			No
		x			x	8			No

**elevation**  
**JOEL & TYLER SCHACTER**

\*PERSONAL REAL ESTATE CORPORATION

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**604-704-8551**

**RE/MAX** Treeland Realty

