

BUILDING BROCHURE

# BRICKWOOD PLACE

11595 Fraser St. · Maple Ridge, BC V2X 0X7 · East Central



Scan to view online



**3** FOR SALE  
FROM \$428,500

**4** SOLD · 12 MO  
\$330,000–\$590,000

  
12-MO SOLD TREND  
-22.3

# Unit Mix

|                                                                      |                                                                         |                                                                          |
|----------------------------------------------------------------------|-------------------------------------------------------------------------|--------------------------------------------------------------------------|
| <b>1 Bedroom</b><br>6 units<br>671 – 825 sf<br><b>from \$324,000</b> | <b>2 Bedroom</b><br>25 units<br>723 – 1,079 sf<br><b>from \$338,000</b> | <b>3 Bedroom</b><br>2 units<br>1,329 – 1,348 sf<br><b>from \$590,000</b> |
|----------------------------------------------------------------------|-------------------------------------------------------------------------|--------------------------------------------------------------------------|

# For Sale in Brickwood Place & Complex

3 currently active

| ASKING           | BEDS / BATHS | SIZE   | \$/SF | UNIT / ADDRESS          |
|------------------|--------------|--------|-------|-------------------------|
| <b>\$490,000</b> | 2 / 2        | 935 sf | \$524 | 205 11595 FRASER STREET |
| <b>\$429,000</b> | 2 / 1        | 839 sf | \$511 | 207 11595 FRASER STREET |
| <b>\$428,500</b> | 2 / 1        | 759 sf | \$565 | 204 11595 FRASER STREET |

# Recently Sold in this Building

| SOLD PRICE       | BEDS    | SIZE    | \$/SF | DATE       |
|------------------|---------|---------|-------|------------|
| <b>\$330,000</b> | 1 / 1ba | 762 sf  | \$433 | 2026-05-31 |
| <b>\$335,000</b> | 1 / 1ba | 671 sf  | \$499 | 2026-03-29 |
| <b>\$590,000</b> | 3 / 2ba | 1329 sf | \$444 | 2026-03-12 |
| <b>\$470,000</b> | 2 / 1ba | 1026 sf | \$458 | 2025-10-07 |

# Value & Financing

|                                                                                                                                                                          |                                                                                                                                                                                                                                                                             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Price Positioning</b><br><b>\$533</b> /sq ft<br>Active listings here average <b>\$533/sf</b> vs <b>\$623/sf</b> across East Central.<br><b>14% below area average</b> | <b>Mortgage Snapshot</b><br><b>\$2,052</b> /mo<br>Entry price (from) <b>\$428,500</b><br>20% down payment <b>\$85,700</b><br>Rate / amortization <b>5.24% · 25 yr</b><br><i>Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.</i> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                  |                                                |                                      |                                                                       |
|----------------------------------|------------------------------------------------|--------------------------------------|-----------------------------------------------------------------------|
| <b>YEAR BUILT</b><br><b>1991</b> | <b>LEVELS</b><br><b>4</b>                      | <b>SUITES</b><br><b>55</b>           | <b>CONSTRUCTION</b><br><b>Frame - Wood</b>                            |
| <b>EXTERIOR</b><br><b>Vinyl</b>  | <b>TITLE TO LAND</b><br><b>Freehold Strata</b> | <b>STRATA PLAN</b><br><b>NWS3379</b> | <b>MANAGEMENT</b><br><b>Ascent Real Estate Management Corporation</b> |

## Overview

---

Brickwood Place - 11595 Fraser Street, Maple Ridge, BC V2X 0X7, NWS3379 - located in East Central area of Maple Ridge, near the crossroads Fraser Street and 116th Avenue. Brickwood Place is only minutes to Brickwood Park, Epic Yoga and Fitness Studio, Maple Ridge Museum, Starbucks Coffee, London Drugs, REVS Maple Ridge, Save-on-Foods, Southridge Centre, Curves, Zellers, Blenz Coffee, Haney Shopping Plaza, Municipal Hall, Scotiabank, Memorial Peace Park, Maple Ridge Public Library, Maple Ridge Arts Centre and Theatre. The restaurants in the neighbourhood are China Kitchen, A&W Restaurant, McDonald's, Red Robin, Bean Around Books, Dino's Place, Papa John's Pizza, Soprano's Pizza and Mona Pizza. The closest schools are Eric Langton Elementary, Maple Ridge Secondary, Harry Hooze Elementary, Golden Ears Elementary, Kanaka Creek Elementary, Alexander Robinson Elementary and Meadowridge School. The residents of Brickwood Place have an easy access to Haney By-Pass, Lougheed Hwy, Golden Ears Bridge and West Coast Express. The Brickwood Place was built in 1991 with a frame-wood construction and vinyl exterior finishing. This four-level building has full rain screen. There are 55 units in development and in strata. The Brickwood Place features an elevator, in-suite laundry and secure underground parking. Most homes offer great layouts, high ceilings, gas fireplaces, crown molding and balconies. Some homes offer stainless steel appliances, granite countertops and laminate floors. These homes have views of tennis courts, Mount Baker and Fraser River.

## Amenities & Features

---

- |            |                    |
|------------|--------------------|
| ✓ Elevator | ✓ In Suite Laundry |
|------------|--------------------|

## Maintenance Fees Include

---

- |                  |              |
|------------------|--------------|
| ✓ Garbage Pickup | ✓ Gardening  |
| ✓ Hot Water      | ✓ Management |

## Location



**Les Twarog**

RE/MAX Crest Realty · BC Condos & Homes Team

604 671 7000 · [les@6717000.com](mailto:les@6717000.com) · [bccondos.net](http://bccondos.net)



Book a Viewing  
scan or call