

BUILDING BROCHURE

# COTTONWOOD GREEN

11720 Cottonwood Dr. · Maple Ridge, BC V2X 0G7 · Cottonwood MR



Scan to view online



**1** FOR SALE  
FROM \$899,000

**1** SOLD · 12 MO  
\$855,000–\$855,000

  
12-MO SOLD TREND  
0.5

# Unit Mix

|                                                                    |                                                                   |                                                                  |
|--------------------------------------------------------------------|-------------------------------------------------------------------|------------------------------------------------------------------|
| <b>3 Bedroom</b><br>18 units<br>2,242 – 2,412 sf<br>from \$658,000 | <b>4 Bedroom</b><br>6 units<br>2,201 – 2,409 sf<br>from \$790,000 | <b>5 Bedroom</b><br>1 unit<br>2,352 – 2,352 sf<br>from \$962,000 |
|--------------------------------------------------------------------|-------------------------------------------------------------------|------------------------------------------------------------------|

## For Sale in Cottonwood Green & Complex

1 currently active

| ASKING    | BEDS / BATHS | SIZE    | \$/SF | UNIT / ADDRESS            |
|-----------|--------------|---------|-------|---------------------------|
| \$899,000 | 4 / 3        | 2210 sf | \$407 | 20 11720 COTTONWOOD DRIVE |

## Recently Sold in this Building

| SOLD PRICE | BEDS    | SIZE    | \$/SF | DATE       |
|------------|---------|---------|-------|------------|
| \$855,000  | 4 / 4ba | 2409 sf | \$355 | 2026-04-29 |
| \$915,000  | 3 / 4ba | 2301 sf | \$398 | 2025-05-28 |
| \$962,000  | 5 / 4ba | 2352 sf | \$409 | 2025-01-20 |
| \$966,000  | 3 / 4ba | 2378 sf | \$406 | 2024-09-29 |

## Value & Financing

|                                                                                                                                                             |                                                                                                                                                                                                                                                                              |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Price Positioning</b><br><b>\$407</b> /sq ft<br>Active listings here average \$407/sf vs \$537/sf across Cottonwood MR.<br><b>24% below area average</b> | <b>Mortgage Snapshot</b><br><b>\$4,306</b> /mo<br>Entry price (from) <b>\$899,000</b><br>20% down payment <b>\$179,800</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>2005</b> | <b>LEVELS</b><br><b>3</b>                      | <b>SUITES</b><br><b>72</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>BCS1724</b> |                                            |

## Overview

Cottonwood Green - 11720 Cottonwood Drive, Maple Ridge, BC V2X 0G7, BCS1724 - located in Cottonwood area of Maple Ridge, near the crossroads Cottonwood Drive and 116 Avenue.

Cottonwood Green is only steps to Golden Ears Elementary, Maple Ridge Lawn Bowling Club, Telosky Stadium and Thomas Haney Youth Action Park, Pioneer Park, Southridge Centre, London Drugs, Save-on-Foods, Zellers, Haney Place Mall, Maple Ridge Arts Centre and Theatre, Starbucks Coffee, Eric Langton Elementary School and St. Patrick's School. Alexander Robinson Park with its park, Meadowridge School, Cottonwood North Park, Cooper's Food, 7-eleven, Albion Sports Facilities, Planet Ice, Kanaka Creek Elementary, Boot Camp, Rieboldt Park, Regional and Municipal Parkland, Samuel Robertson Technical Secondary, Ridge Meadows Speed Skating Association, Albion Pizzeria, Kanaka Creek Coffee and Arthur Peake Centre are within minutes from the complex. The residents of Cottonwood Green have an easy access to local golf courses as well as comfortable commute to Vancouver via the West Coast Express. The bus stops near the complex. Cottonwood Green was built in 2005 with a frame-wood construction and vinyl exterior finishing. This three-level building has a full rain screen. There are 72 units in development and in strata. This complex is back in the greenbelt and offers a playground and in-suite laundry. Most homes feature great layouts, 9-foot ceilings, spacious rooms, fireplaces, large fenced backyards, balconies and double garages. Some homes offer laminate floors, stainless steel appliances and granite countertops.

## Amenities & Features

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✓ None

## Maintenance Fees Include

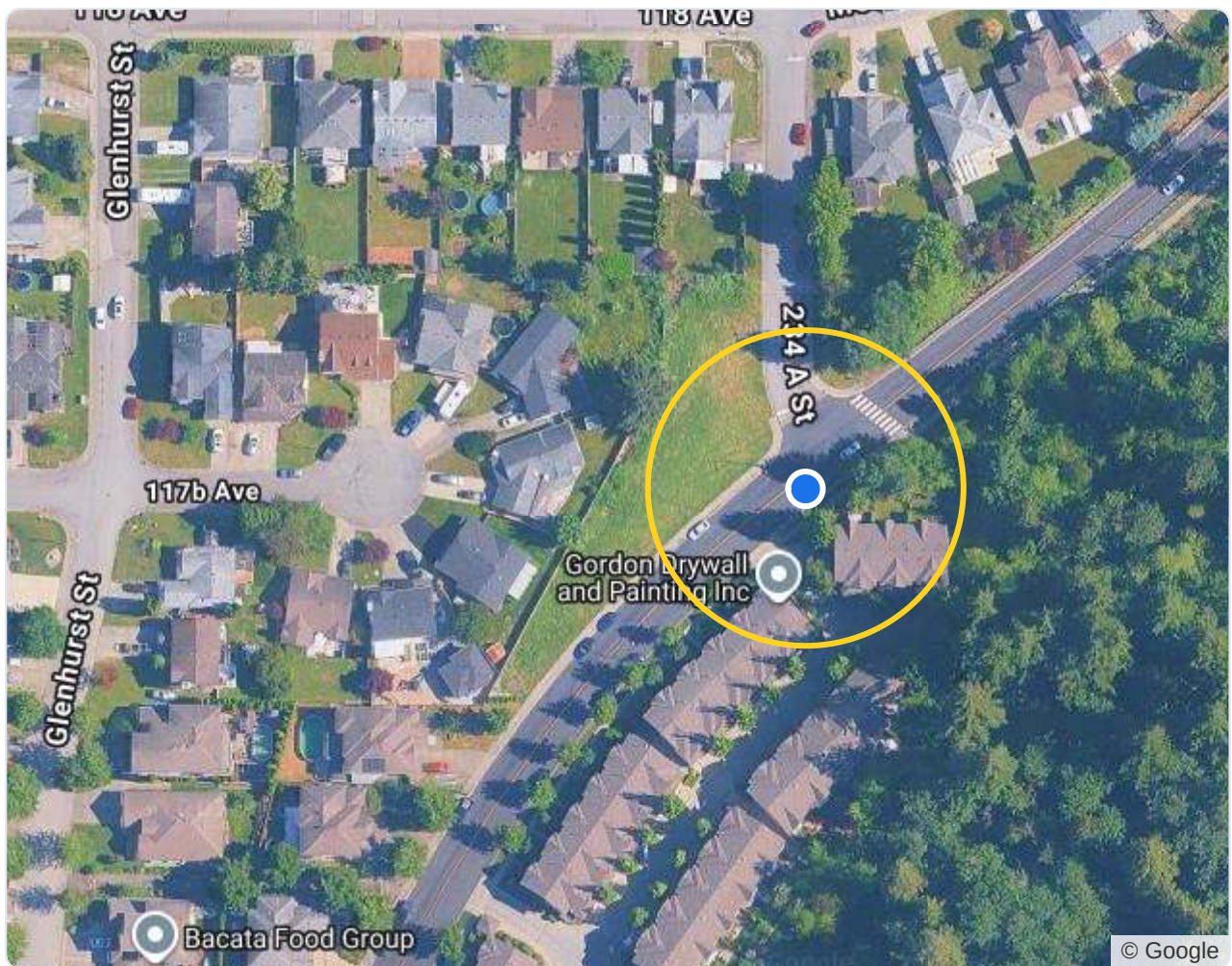
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✓ Garbage Pickup

✓ Gardening

✓ Management

## Location



**Les Twarog**

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