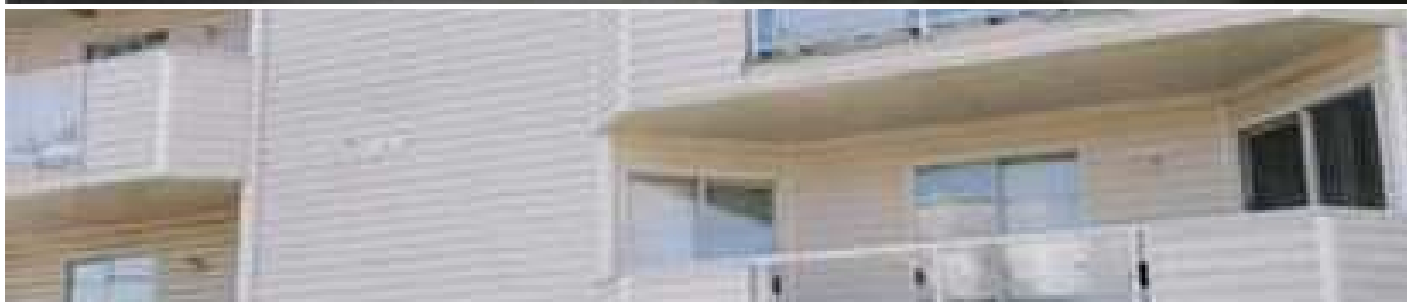


BUILDING BROCHURE

THE DORCHESTER - 11963 223RD BUILDING

11963 223rd St. · Maple Ridge, BC V2X 3J2 · West Central



3 FOR SALE
FROM \$339,000

12-MO SOLD TREND
31.1

Unit Mix

2 Bedroom

17 units
1,056 – 1,128 sf
from \$328,900

3 Bedroom

1 unit
1,059 – 1,059 sf
from \$526,000

For Sale in The Dorchester - 11963 223rd Building & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$445,000	2 / 2	1104 sf	\$403	209 11963 223 STREET
\$399,000	2 / 2	1058 sf	\$377	104 11963 223 STREET
\$339,000	2 / 2	1059 sf	\$320	107 11963 223 STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$485,000	2 / 2ba	1067 sf	\$455	2024-04-03
\$499,000	2 / 2ba	1102 sf	\$453	2024-03-25
\$482,000	2 / 2ba	1062 sf	\$454	2023-10-24
\$526,000	3 / 2ba	1059 sf	\$497	2023-09-13

Value & Financing

Price Positioning

\$367 /sq ft

Active listings here average \$367/sf vs \$633/sf across West Central.

42% below area average

Mortgage Snapshot

\$1,624 /mo

Entry price (from) \$339,000

20% down payment \$67,800

Rate / amortization 5.24% · 25 yr

Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.

YEAR BUILT 1990	LEVELS 3	SUITES 30	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN NWS3233	MANAGEMENT Self Managed

Overview

The Dorchester - 11963 223 Street, Maple Ridge, BC V2X 3J2, NWS3233 - located in West Central area of Maple Ridge, near the crossroads 223 Street and Dewdney Trunk Road. The Dorchester is only steps McIntosh Plaza, Curves, Scotiabank, Zellers, Memorial Peace Park, Maple Ridge Public Library, Haney Place Mall, Municipal Hall, Maple Ridge Arts Centre and Theatre, Starbucks Coffee, Save-on-Foods, London Drugs, REVS Maple Ridge, Epic Yoga and Fitness Centre. The restaurants in the neighbourhood are Red Robin Restaurants, Marina's Gelato, Soprano's Pizza, King's Kitchen, Mona Pizza, China Kitchen and Shinobi Japanese. The Dorchester is walking distance to Eric Langton Elementary School, St. Patrick's School, Reg Franklin Park, Harry Hooge Elementary School, Harry Hooge Park, Maple Ridge Secondary School, Merkley Park, Kin Park, Alouette Elementary school, Pioneer Park and Golden Ears Elementary School. The bus stops are near the complex and Port Haney Station is about 10-minute walk away. The residents of The Dorchester have easy access to Lougheed Hwy and Golden Ears Bridge. The Dorchester was built in 1990 with a frame-wood construction and vinyl exterior finishing. There are 30 units in development and in strata. This complex offers wheelchair access, an elevator, secure underground parking and in-suite laundry. Most homes feature spacious rooms, gas fireplaces and large balconies. Some homes have great mountains views.

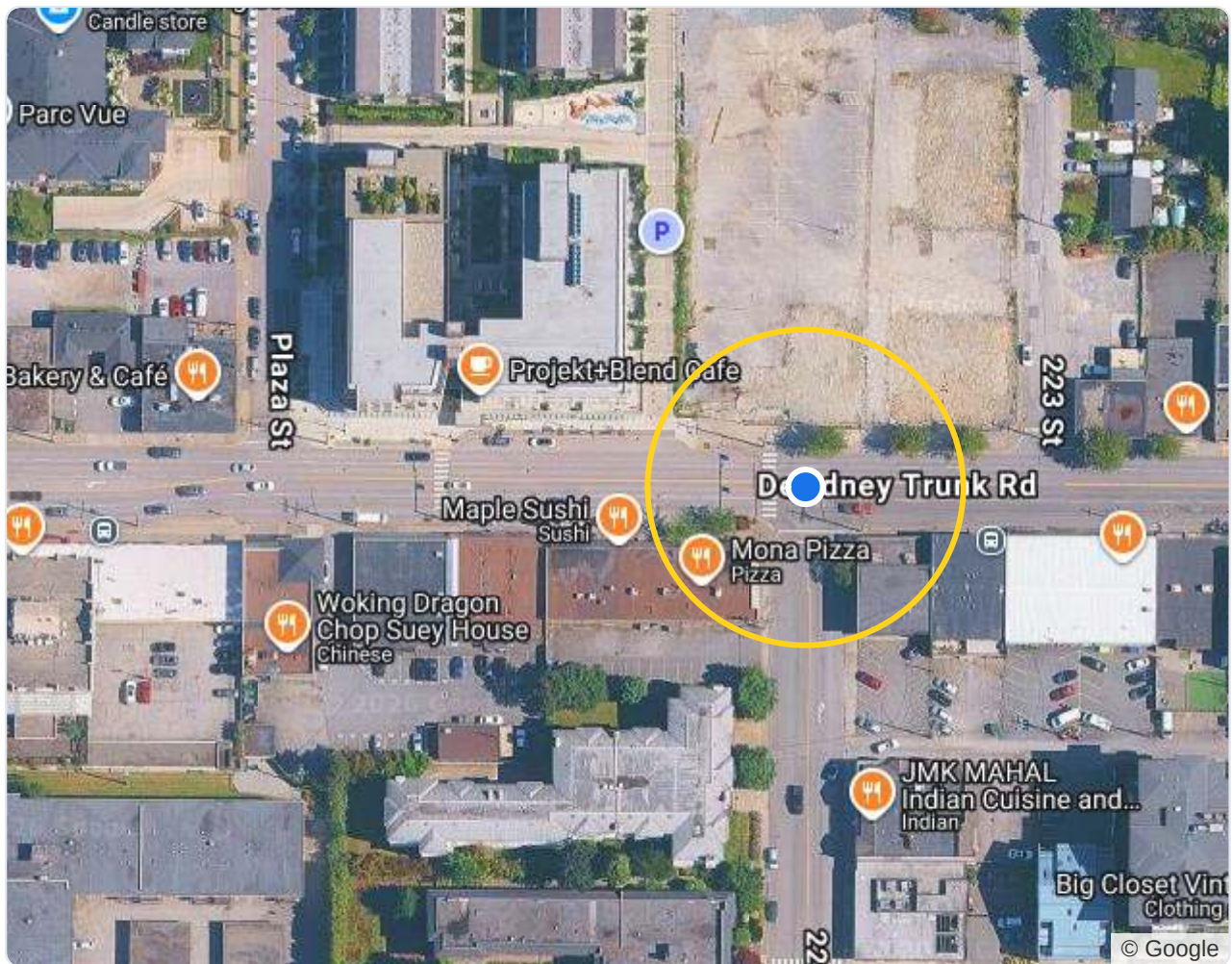
Amenities & Features

- ✓ Elevator
- ✓ In Suite Laundry

Maintenance Fees Include

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

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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Book a Viewing
scan or call