

REFLECTIONS ON THE RIVER

22327 River Rd. · Maple Ridge, BC V2X 2C5 · West Central



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2 FOR SALE
FROM \$499,900



Unit Mix

1 Bedroom

3 units
450 – 661 sf
from \$350,000

2 Bedroom

13 units
681 – 1,497 sf
from \$475,000

3 Bedroom

2 units
1,304 – 1,490 sf
from \$700,000

For Sale in Reflections On The River & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$549,000	2 / 2	948 sf	\$579	409 22327 RIVER ROAD
\$499,900	2 / 2	924 sf	\$541	311 22327 RIVER ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$475,000	2 / 1ba	719 sf	\$661	2025-02-19
\$354,900	1 / 1ba	450 sf	\$789	2024-11-11
\$755,000	2 / 2ba	1497 sf	\$504	2024-09-30
\$605,000	2 / 2ba	1047 sf	\$578	2024-07-11

Value & Financing

Price Positioning

\$560 /sq ft

Active listings here average \$560/sf vs \$632/sf across West Central.

11% below area average

Mortgage Snapshot

\$2,394 /mo

Entry price (from) **\$499,900**

20% down payment **\$99,980**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2015	LEVELS 4	SUITES 40	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN EPS2160	DEVELOPER Falcon Homes
ARCHITECT Points West Architecture			

Overview

Reflections On The River - 22327 River Road, Maple Ridge, BC V2X 2C5, Canada. Strata plan number EPP30186. Crossroads are River Road and 223 Street. This development is 4 storeys with 40 units. Estimated of completion is September 2015. The homes at Reflections on the River are loaded with exceptional finishes and features. Over-sized windows with expansive Fraser Valley

views and folding accordion doors leading to comfortable balconies are just a few of the features that make Reflections on the River unique. Developed by Falcon Homes and Designs. Architecture by Points West Architecture. Maintenance fees include cable/satellite.

Nearby parks include Storey Green Park, Callaghan Park and Brickwood Park. The closest schools are Old Post Office Pre-School, Montessori Beginnings Preschool & Kindergarten, Ridge Meadows Pre-School, Eric Langton Elementary, St Patrick's School, Maple Ridge Secondary and Glenwood Elementary. Nearby grocery stores are North St Market, Caspian Grocery, Thrifty Foods, Save-On-Foods and Maple Market Ltd.

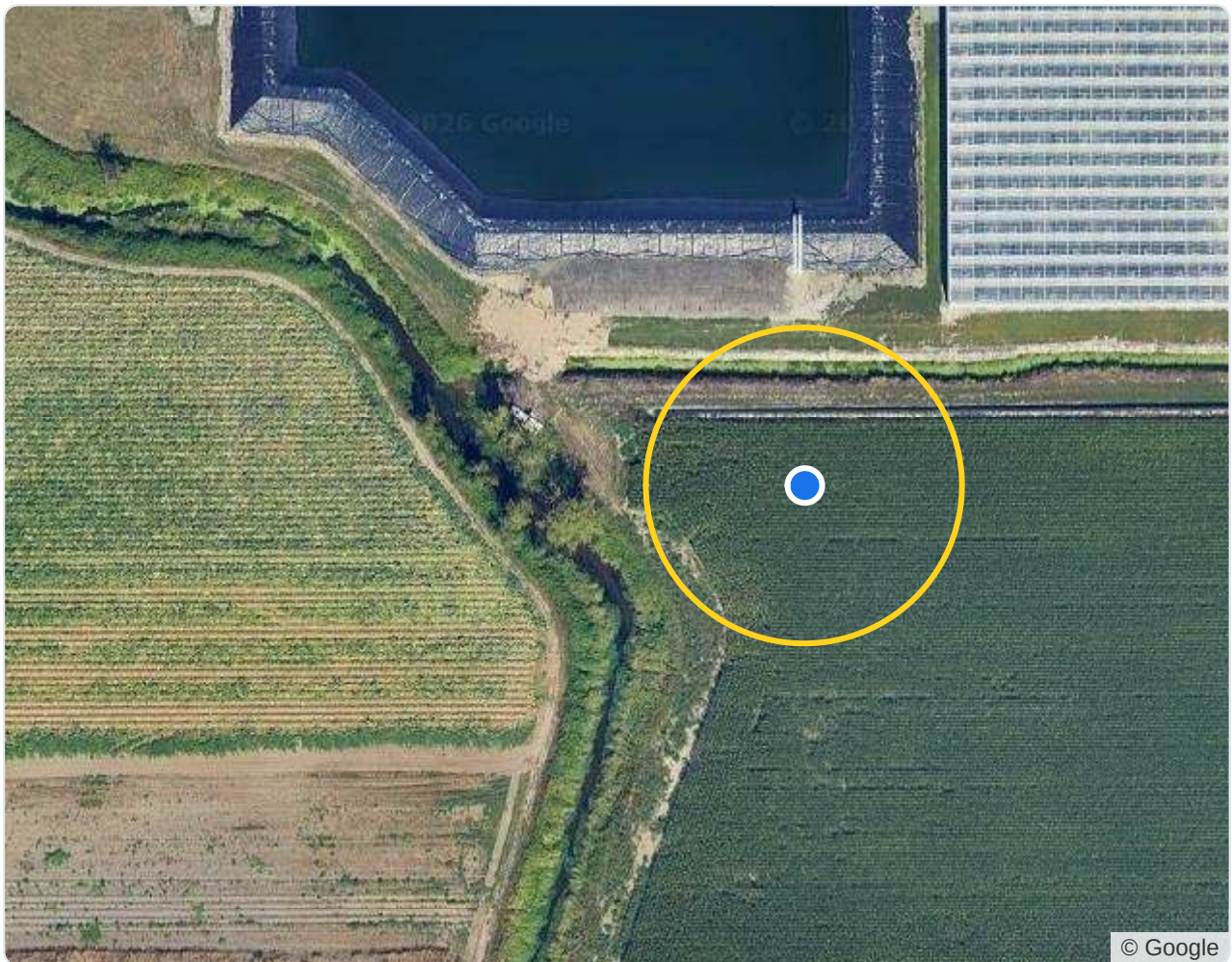
Amenities & Features

✓ In Suite Laundry

Maintenance Fees Include

✓ Cable/satellite

Location





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RE/MAX Crest Realty · BC Condos & Homes Team

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