

THE DORCHESTER - 11963 223 BUILDING

11963 223 St. · Maple Ridge, BC V2X 5Y4 · West Central



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3 FOR SALE
FROM \$339,000



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 223 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 **\$1185/sf** across West Central.

69% 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 1	SUITES 30	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN NWS3233	MANAGEMENT Fraser Campbell Property Management Ltd.

Amenities & Features

- ✓ Elevator
- ✓ In Suite Laundry

Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening

- ✓ Gas
- ✓ Management

- ✓ Hot Water

Location



Les Twarog

RE/MAX Crest Realty • BC Condos & Homes Team

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