

BUILDING BROCHURE

WINDSONG - 22865 TELOSKY BUILDING

22865 Telosky Ave. · Maple Ridge, BC V2X 8Z9 · East Central



Scan to view online



1 FOR SALE
FROM \$695,000

3 SOLD · 12 MO
\$697,500-\$735,000



Unit Mix

3 Bedroom

33 units
1,354 – 2,353 sf
from \$595,000

4 Bedroom

1 unit
1,973 – 1,973 sf
from \$745,800

For Sale in Windsong - 22865 Telosky Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$695,000	3 / 3	1410 sf	\$493	47 22865 TELOSKY AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$735,000	3 / 3ba	1875 sf	\$392	2026-05-23
\$697,500	3 / 3ba	1475 sf	\$473	2026-03-24
\$699,000	3 / 3ba	1495 sf	\$468	2026-03-20
\$770,000	3 / 3ba	1575 sf	\$489	2025-05-25

Value & Financing

Price Positioning

\$493 /sq ft

Active listings here average **\$493/sf** vs **\$594/sf** across East Central.

17% below area average

Mortgage Snapshot

\$3,329 /mo

Entry price (from) **\$695,000**

20% down payment **\$139,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2010	LEVELS 3	SUITES 73	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN BCS3503	DEVELOPER Pennyfarthing Development Corp
MANAGEMENT Campbell Strata Management Ltd			

Overview

Windsong - 22865 Telosky Avenue, Maple Ridge, BC V2X 0J8, BCP34230 - located in East Central area of Maple Ridge, near the crossroads Telosky Avenue and Harrison Street, just off Lougheed Hwy. Windsong places in a park like setting, not far from all amenities of downtown Maple Ridge. Planet Ice recreation Centre, Douglas College Campus, the Leisure Centre, Downtown Library and Maple Ridge Hospital are within walking distance. Save-on-Foods, London Drugs, Zellers, Curves, Starbucks Coffee, Haney Shopping Plaza, Scotiabank, Maple Arts Centre and Theatre, HSBC Bank, Telosky Srtadium, Thomas Haney Youth Acting Park, Maple Ridge Lawn Bowling Club, Maple Ridge Museum, Brickwood Park with its tennis courts, Municipal Hall and Reg Franklin Park are close to the complex. The schools nearby are Golden Ears Elementary, Kanaka Creek, Alexander Robinson Elementary, Harry Hooge Elementary, Eric Langton Elementary, Alouette Elementary and Maple Ridge Secondary. The residents of Windsong have easy access to Lougheed Hwy, Haney By-Pass and Golden Ears Bridge. The West Coast Express Station is 5-minute drive from the complex. The Pennyfarthing Development Corporation quality built Windsong in 2010. This three-level complex has a frame-wood construction, mixed exterior finishing and full rain screen. There are 73 town houses in development and in strata. Most homes offer outdoor decks/patios, large windows, double and tandem garage parking, gas fireplaces, laminate floors in main level, carpeting in bedrooms/hallways/stairs, granite countertops, ceramic tile backsplash and porcelain tiles in bathrooms. For peace of mind, this complex feature automatic garage door openers, sprinkler fire protection, smoke detectors and 2-5-10 Home Warranty.

Amenities & Features

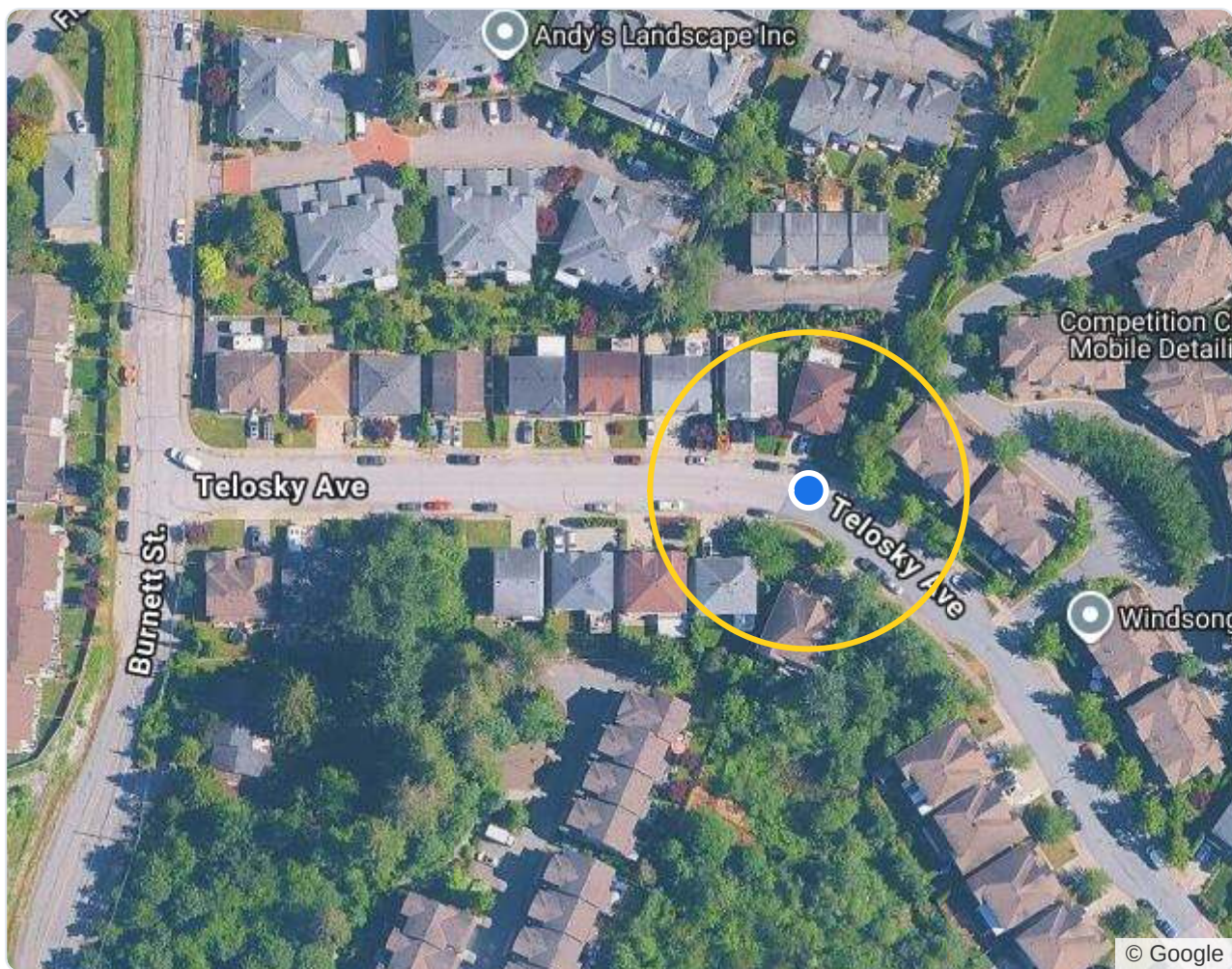
✓ None

Maintenance Fees Include

✓ Garbage Pickup
✓ Management

✓ Gardening
✓ Snow Removal

Location



Les Twarog

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