R2489718
House/Single Family

23915 111A AVENUE
Maple Ridge
Cottonwood MR
V2W 0H7

Residential Detached
$1,049,900 (LP)

Depth/Size (ft.):
Lot Area (sq.ft.): **3,393.00**
Flood Plain:
Rear Yard Exp:
View:
Complex / Subdiv: **CLIFFSTONE**
Services Connected: **Electricity,Natural Gas,Septic,Water**

Frontage (ft.):
Bedrooms: **3**
Bathrooms: **4**
Full Baths: **3**
Half Baths: **1**

Approx. Yr Built: **2015**
Age: **5**
Zoning: **RS-2**
Gross Taxes: **$4,428.88**
For Tax Year: **2020**
P.I.D.: **029-264-049**

Style of Home:	**2 Storey w/Bsmt.**
Construction:	**Frame - Wood**
Exterior:	**Mixed**
Foundation:	**Concrete Perimeter**
Rain Screen:	
Renovations:	
# of Fireplaces:	**3**
Fireplace Fuel:	**Electric,Natural Gas**
Water Supply:	**City/Municipal**
Fuel/Heating:	**Forced Air,Natural Gas**
Outdoor Area:	**Balcny(s) Patio(s) Dck(s)**
Type of Roof:	**Asphalt**

Total Parking:	**4** Covered Parking: **2** Parking Access: **Front**
Parking:	**Garage; Double**
Dist. to Transit:	Dist to School Bus:
Title to Land:	**Freehold NonStrata**
Property Disc.:	**Yes**
PAD Rental:	
Fixtures Leased:	**No**
Fixtures Rmvd:	**No**
Floor Finish:	**Hardwood,Mixed,Wall/Wall/Mixed**

Legal: **LOT 29, PLAN EPP32520, DISTRICT LOT 404, GROUP 1, NEW WESTMINSTER LAND DISTRICT**
Amenities:
Site Influences: **Central Location,Private Yard,Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Microwave,Sprinkler - Fire,Sprinkler - Inground,Vacuum - Built In,Wine Cooler**

Floor	Type	Dimensions
Main	Dining Room	12'6 x 10'
Main	Kitchen	13'8 x 8'6
Main	Great Room	14'10 x 15'
Main	Laundry	5'9 x 5'3
Main	Foyer	9'1 x 6'5
Main	Master Bedroom	14'6 x 15'
Main	Bedroom	11'4 x 10'
Main	Bedroom	10' x 12'
Main	Flex Room	12'6 x 10'6
Main	Flex Room	8' x 4'8

Floor	Type	Dimensions
Main	Other	17'5 x 4'6
Main	Games Room	27'6 x 14'5
Main	Other	12'6 x 3'10
		x
		x
		x
		x
		x
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Finished Floor (Main):	**885**
Finished Floor (Above):	**1,087**
Finished Floor (Below):	**881**
Finished Floor (Basement):	**0**
Finished Floor (Total):	**2,853 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**2,853 sq. ft.**

# of Rooms:	**13**
# of Kitchens:	**1**
# of Levels:	**3**
Suite:	
Crawl/Bsmt. Height:	
Beds in Bsmt.:	**0** Beds not in Bsmt.: **3**
Basement:	**Fully Finished**

Bath	Floor	# of Pieces	Ensuite?
1	Main	2	No
2	Above	5	Yes
3	Above	4	No
4	Below	4	No
5			
6			
7			
8			

Listing Broker(s): **Sutton Group-West Coast Realty**

Award winning "Cliffstone" built by Foxridge! This spectacular former showhome was built to impress and they left nothing short of it. Extra high 11' ceilings on the main with a designer kitchen equipped with a pantry, wine fridge, S/S appliances, Quartz counter, H/W flooring, tiles & custom millwork throughout the house, The great room is surrounded with windows facing into the private patio & back yard, there is a beautiful outdoor stone gas fireplace equipped with a large overhang which you can use year round, beautifully landscaped with mature trees. Upstairs vaulted ceilings in the Master 3 bedrooms & large flex space/ bedroom if needed! A/C throughout the top 2 floors, Custom door, hardware throughout the house, 3 fireplaces, the list goes on! Potential basement suite if needed!

The enclosed information, while deemed to be correct, is not guaranteed. PREC* indicates 'Personal Real Estate Corporation'.