

R2495016
Other

23582 LARCH AVENUE
Maple Ridge
Silver Valley
V4R 0E4

Residential Detached
\$854,900 (LP)



Depth/Size (ft.):
Lot Area (sq.ft.): **4,039.00**
Flood Plain:
Rear Yard Exp: **South**
View:
Complex / Subdiv: **Larch Avenue Heights**
Services Connected: **Electricity,Natural Gas,Storm Sewer,Water**

Frontage (ft.):
Bedrooms: **3**
Bathrooms: **4**
Full Baths: **3**
Half Baths: **1**
View: **Yes: North Landscape**

Approx. Yr Built: **2015**
Age: **5**
Zoning: **RST-SV**
Gross Taxes: **\$5,103.22**
For Tax Year: **2020**
P.I.D.: **028-872-479**

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Mixed,Stone,Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air,Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s),Fenced Yard**
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: **Laminate**

Legal: **LOT 26, PLAN EPP12481, SECTION 28, TOWNSHIP 12, NEW WESTMINSTER LAND DISTRICT**
Amenities: **In Suite Laundry,Storage**
Site Influences: **Central Location,Private Yard,Recreation Nearby,Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'2 x 15'7	Bsmt	Storage	8' x 3'10			x
Main	Kitchen	12'3 x 10'			x			x
Main	Dining Room	13'4 x 9'1			x			x
Main	Office	13'7 x 11'11			x			x
Main	Master Bedroom	18'2 x 11'7			x			x
Main	Walk-In Closet	11'11 x 5'8			x			x
Main	Bedroom	13'7 x 10'4			x			x
Main	Bedroom	13'7 x 10'3			x			x
Main	Laundry	7'4 x 5'8			x			
Bsmt	Family Room	26'7 x 14'0			x			

Finished Floor (Main):	952	# of Rooms:	11	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,025	# of Kitchens:	1	1	Main	2	No
Finished Floor (Below):	716	# of Levels:	3	2	Above	5	Yes
Finished Floor (Basement):	0	Suite:	None	3	Above	4	No
Finished Floor (Total):	2,693 sq. ft.	Crawl/Bsmt. Height:		4	Bsmt	3	No
Unfinished Floor:	0	Beds in Bsmt.:	0	5			
Grand Total:	2,693 sq. ft.	Basement:	Fully Finished,Separate Entry	6			
				7			
				8			

Listing Broker(s): **Royal LePage - Brookside Realty**

Amazing Value in this immaculate 2 storey + bsmt home. The interior will have you believe you are walking through a showhome w/ all the extras & attention to detail throughout. Custom millwork, Stone Counters, Natural Rock, Surround Sound Speakers, are just a few items on the long list of features. The spacious plan offers 3 finished levels & outdoor spaces to enjoy including the private large south facing yard or the front sundeck which offers up stunning views. Up are 3 Large Beds including a Mstr w/ 5 Piece ensuite.The main offers a beautiful bright open concept floor plan with large kitchen, brkfst island & a space that is constantly decorated with natural light. The fully finished bsmt offers a rare additional full bath & separate entry to the yard. Amazing location in Silver Valley

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