

R2509454
House/Single Family

12403 AURORA STREET
Maple Ridge
East Central
V2X 1R6

Residential Detached
\$1,068,000 (LP)



Depth/Size (ft.): **0.00** Frontage (ft.):
Lot Area (sq.ft.): **8,096.00** Approx. Yr Built: **1993**
Age: **27**
Flood Plain: Bedrooms: **6** Zoning: **SFD**
Rear Yard Exp: **North** Bathrooms: **3** Gross Taxes: **\$5,083.81**
Full Baths: **3** For Tax Year: **2020**
Half Baths: **0** P.I.D.: **018-139-108**

View:
Complex / Subdiv:
Services Connected: **Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Brick,Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Partly**
of Fireplaces: **2**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Radiant**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt**

Total Parking: **2** 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:
Floor Finish: **Mixed**

Legal: **LOT 15, PLAN LMP9034, SECTION 21, TOWNSHIP 12, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'5 x 8'11	Below	Kitchen	12'7 x 8'3			x
Main	Dining Room	16'5 x 11'8	Below	Office	9'9 x 12'			x
Main	Family Room	20' x 11'5	Below	Bedroom	10'2 x 11'3			x
Main	Eating Area	9'11 x 10'1	Below	Bedroom	12'1 x 11'3			x
Main	Kitchen	10'2 x 12'4	Below	Laundry	9'9 x 5'11			x
Main	Master Bedroom	15'3 x 11'7	Below	Foyer	8'11 x 8'6			x
Main	Bedroom	11'11 x 9'11						x
Main	Bedroom	13' x 10'						x
Main	Bedroom	9'10 x 10'11						x
Below	Living Room	18'9 x 10'9						x

Finished Floor (Main):	1,841	# of Rooms:	16	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0	# of Kitchens:	2	1	Main	3	No
Finished Floor (Below):	1,356	# of Levels:	2	2	Main	4	Yes
Finished Floor (Basement):	0	Suite:	Unauthorized Suite	3	Below	3	No
Finished Floor (Total):	3,197 sq. ft.	Crawl/Bsmt. Height:		4			
Unfinished Floor:	0	Beds in Bsmt.:	0 Beds not in Bsmt.: 6	5			
Grand Total:	3,197 sq. ft.	Basement:	None	6			
				7			
				8			

Listing Broker(s): **RE/MAX All Points Realty**

Your home hunting stops here. This home suite best for growing families. Bright and spacious corner lot over 8000SF on a very quiet street. The original owner lived here for 26 years and it is well-cared. Lots of updates over the years. Very functional layout with 4 bedrooms 2 baths on the upper level and 2 bedroom suite plus home office on the lower level. The upper level boasts an open kitchen, quartz countertop, newer stove and fridge, vaulted ceiling with lots of natural lights. Groud level has over 1000sf self-contained 2 bedroom suite with separate entrance plus a home office. Radiant in-floor heating, newer roof, beautiful trees and flowers around this lovely home. Showings by appt. only Sat.2-4pm