

R2516459
House/Single Family

21328 121 AVENUE
Maple Ridge
West Central
V2X 3S2

Residential Detached
\$789,900 (LP)



Depth/Size (ft.): **109.50** Frontage (ft.): **12.20** Approx. Yr Built: **1980**
 Lot Area (sq.ft.): **4,380.00** Bedrooms: **4** Age: **40**
 Flood Plain: Bathrooms: **3** Zoning: **RS-1**
 Rear Yard Exp: **South** Full Baths: **2** Gross Taxes: **\$4,298.02**
 Half Baths: **1** For Tax Year: **2020**
 P.I.D.: **011-233-541**
 View: **Yes: LIONS PARK**
 Complex / Subdiv:
 Services Connected: **Electricity,Sanitary Sewer,Water**

Style of Home: **Basement Entry**
 Construction: **Log**
 Exterior: **Mixed,Stucco**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: **Partly**
 # of Fireplaces: **2**
 Fireplace Fuel: **Natural Gas,Wood**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Fenced Yard,Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

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

Legal: **LOT 3, PLAN NWP7499, DISTRICT LOT 248, GROUP 1, NEW WESTMINSTER LAND DISTRICT, E**

Amenities:
 Site Influences: **Central Location,Recreation Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	13'5 x 9'2	Below	Recreation Room	19'2 x 15'			x
Main	Living Room	16'8 x 12'11			x			x
Main	Dining Room	10'6 x 10'			x			x
Main	Master Bedroom	13'2 x 11'5			x			x
Main	Bedroom	10' x 9'10			x			x
Main	Bedroom	10' x 9'3			x			x
Main	Walk-In Closet	5'7 x 6'2			x			x
Below	Foyer	10'1 x 10'4			x			x
Below	Laundry	9'9 x 9'			x			
Below	Bedroom	9'3 x 13'6			x			

Finished Floor (Main):	1,151	# of Rooms:	11	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	4	No
Finished Floor (Below):	851	# of Levels:	2	2	Main	2	Yes
Finished Floor (Basement):	0	Suite:		3	Bsmt	3	No
Finished Floor (Total):	2,002 sq. ft.	Crawl/Bsmt. Height:		4			
Unfinished Floor:	0	Beds in Bsmt.:	0	5			
Grand Total:	2,002 sq. ft.	Basement:	Full	6			
		Beds not in Bsmt.:	4	7			
				8			

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

RARE FIND, it's a WEST SIDE GEM! Backing LIONS PARK it is like having an extra 2.6acres without the yard work! PRIDE of ownership is evident! A great FAMILY home,BIGGER than it LOOKS! 2002 sq. ft. of functional space.You will appreciate all the UPDATES throughout,flooring and mouldings,STYLISH kitchen warm shaker cabinets, newer KitchenAid S/S appliances and formal wood fireplace. Liquid Vinyl exterior Paint! Master features a walk-in closet & powder room. BONUS,huge family recreation room downstairs with cozy gas fireplace, perfect for movie night. Sep entry=future income suite? Newer WINDOWS and ROOF is 7years. FENCED YARD with COVERED DECK,large storage shed. A sought after community,this location is incredible: walking to 4 great schools including French Immersion. Call your REALTOR!