22756 REID AVENUE MAPLE RIDGE

East Central, V2X 4G8

Residential Detached \$1,234,900 (LP)

Lot Area: (sq.ft.) Flood Plain:			_	i		
Frontage (ft): Lot Area: (sq.ft.) Flood Plain:		Bedrooms:	5	Approx. Year Bui	ilt: 1973	}
lood Plain:	76.30	Bathrooms:	3	Age:	51	
	7,296.00	Full Baths:	2	Zoning:	RS-1	l
	No	Half Baths:	1	Gross Taxes:	\$5,40	09.92
lear Yard Exp:	South			For Tax Year:	2022	2
•	Yes			P.I.D.:	008-	646-619
ityle of Home:	Basement Entry,Split E	Entry	Parking:	Total: 6 - Covered	: 2	
Construction:	Frame - Wood		Covered Parking:	2		
Exterior:	Mixed,Stucco,Wood		Parking Access:	Front		
oundation:			Parking:	Garage; Double		
ain Screen:	No		Locker:			
lenovations:	Other		Units in Dev:			
of Fireplaces:	2 - Fuel: Natural Gas		Distance to:			
/ater Supply:	City/Municipal		Title to Land:	Freehold NonStrat	ta	
uel/Heating:	Forced Air,Natural Gas	3	Property Disc:	Yes		
outdoor Area:	Balcny(s) Patio(s) Dck((S)	PAD Rental:			
Type of Roof:	Asphalt,Torch-On		Fixtures Leased:	No		
Floor Finish:	Wall/Wall/Mixed		Fixtures Rmvd:	No		
Agmt. Company: Complex / Subdiv: Services Connected:	Yes : mountains from t Electricity,Natural Gas, PL NWP39343 LT 168					
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features:	Electricity,Natural Gas, PL NWP39343 LT 168 Central Location,Paveo	,Water		Opener		
Igmt. Company: Complex / Subdiv: Services Connected: .egal: .menities: Site Influences: Seatures: Bylaw Restric:	Electricity,Natural Gas, PL NWP39343 LT 168 Central Location,Paveo ClthWsh/Dryr/Frdg/Stv	,Water LD 36 SEC 20 TWP 12 d Road,Private Yard,Recreation Ne		Opener		
Igmt. Company: Complex / Subdiv: Services Connected: Legal	Electricity,Natural Gas, PL NWP39343 LT 168 Central Location,Paveo ClthWsh/Dryr/Frdg/Stv	,Water LD 36 SEC 20 TWP 12 d Road,Private Yard,Recreation Ne re/DW,Drapes/Window Coverings,		Opener Type	Dimen	sions
Igmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s):	Electricity,Natural Gas, PL NWP39343 LT 168 Central Location,Paved ClthWsh/Dryr/Frdg/Stv Stonehaus Realty Corp	,Water LD 36 SEC 20 TWP 12 d Road,Private Yard,Recreation Ne ve/DW,Drapes/Window Coverings, p., Stonehaus Realty Corp.	Fireplace Insert,Garage Door	·	Dimen 18'9 x ⁻	
Igmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): loor Ty ain Li	Electricity,Natural Gas, PL NWP39343 LT 168 Central Location,Paved ClthWsh/Dryr/Frdg/Stv Stonehaus Realty Corp	,Water 5 LD 36 SEC 20 TWP 12 d Road,Private Yard,Recreation Ne ve/DW,Drapes/Window Coverings, p., Stonehaus Realty Corp. Dimensions	Fireplace Insert,Garage Door	Туре		15'1
lgmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): oor Ty ain Li ain D	Electricity,Natural Gas, PL NWP39343 LT 168 Central Location,Paved ClthWsh/Dryr/Frdg/Stv Stonehaus Realty Corp	,Water LD 36 SEC 20 TWP 12 d Road,Private Yard,Recreation Ne <i>v</i> e/DW,Drapes/Window Coverings, p., Stonehaus Realty Corp. Dimensions 18'9 x 13'10	Fireplace Insert,Garage Door Floor Below	Type Family Room	18'9 x 1	15'1 9'10
Igmt. Company: complex / Subdiv: eervices Connected: egal: menities: ite Influences: eatures: cylaw Restric: isting Broker(s): loor Ty lain Li lain Di lain Ki	Electricity,Natural Gas, PL NWP39343 LT 168 Central Location,Paved ClthWsh/Dryr/Frdg/Stv Stonehaus Realty Corp Type Living Room Dining Room	,Water LD 36 SEC 20 TWP 12 d Road,Private Yard,Recreation Ne ve/DW,Drapes/Window Coverings, p., Stonehaus Realty Corp. Dimensions 18'9 x 13'10 10'0 x 12'9	Fireplace Insert,Garage Door Floor Below Below	Type Family Room Bedroom	18'9 x 1 11'6 x 9	15'1 9'10 : 10'2
Igmt. Company: complex / Subdiv: eervices Connected: egal: menities: ite Influences: eatures: cylaw Restric: isting Broker(s): loor Ty lain Li lain Di lain Ki lain Protect	Electricity,Natural Gas, PL NWP39343 LT 168 Central Location,Paved ClthWsh/Dryr/Frdg/Stv Stonehaus Realty Corp Stonehaus Realty Corp Cype Living Room Dining Room Kitchen	,Water LD 36 SEC 20 TWP 12 d Road,Private Yard,Recreation Ne ve/DW,Drapes/Window Coverings, p., Stonehaus Realty Corp. Dimensions 18'9 x 13'10 10'0 x 12'9 10'9 x 16'3	Fireplace Insert,Garage Door Floor Below Below Below	Type Family Room Bedroom Bedroom	18'9 x 11'6 x 9 15'11 x	15'1 9'10 : 10'2 9'4
Igmt. Company: complex / Subdiv: eervices Connected: egal: umenities: bite Influences: eatures: ceatures: cylaw Restric: isting Broker(s): loor Ty lain Li lain Pi lain Pi lain Pi lain Pi	Electricity,Natural Gas, PL NWP39343 LT 168 Central Location,Paved ClthWsh/Dryr/Frdg/Stv Stonehaus Realty Corp Type Living Room Dining Room Citchen Primary Bedroom	,Water LD 36 SEC 20 TWP 12 d Road,Private Yard,Recreation Ne ve/DW,Drapes/Window Coverings, p., Stonehaus Realty Corp. Dimensions 18'9 x 13'10 10'0 x 12'9 10'9 x 16'3 10'11 x 13'9	Fireplace Insert,Garage Door Floor Below Below Below Below	Type Family Room Bedroom Bedroom Laundry	18'9 x 1 11'6 x 9 15'11 x 13'8 x 9	15'1 9'10 10'2 9'4 7
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): oor Ty ain Li ain Di ain Pr ain Pr ain Br ain Br ain Br	Electricity,Natural Gas, PL NWP39343 LT 168 Central Location,Paved ClthWsh/Dryr/Frdg/Stv Stonehaus Realty Corp Stonehaus Realty Corp Living Room Dining Room Citchen Primary Bedroom Bedroom	Water LD 36 SEC 20 TWP 12 d Road,Private Yard,Recreation Neve/DW,Drapes/Window Coverings, p., Stonehaus Realty Corp. Dimensions 18'9 x 13'10 10'0 x 12'9 10'9 x 16'3 10'11 x 13'9 15'11 x 10'2	Fireplace Insert,Garage Door Floor Below Below Below Below Below	Type Family Room Bedroom Bedroom Laundry Storage	18'9 x 1 11'6 x 9 15'11 x 13'8 x 9 6'6 x 9'	15'1 9'10 10'2 9'4 7
Igmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): loor Tylain Li ain Li ain Ba	Electricity,Natural Gas, PL NWP39343 LT 168 Central Location,Paved ClthWsh/Dryr/Frdg/Stv Stonehaus Realty Corp Stonehaus Realty Corp Cype Living Room Dining Room Citchen Primary Bedroom Bedroom Bedroom Walk-In Closet	Water LD 36 SEC 20 TWP 12 d Road,Private Yard,Recreation Net ve/DW,Drapes/Window Coverings, p., Stonehaus Realty Corp. Dimensions 18'9 x 13'10 10'0 x 12'9 10'9 x 16'3 10'11 x 13'9 15'11 x 10'2 13'2 x 10'3 3'11 x 4'9	Fireplace Insert,Garage Door Floor Below Below Below Below Below Below	Type Family Room Bedroom Bedroom Laundry Storage Storage	18'9 x 1 11'6 x 9 15'11 x 13'8 x 9 6'6 x 9' 9'2 x 13	15'1 9'10 : 10'2 9'4 7 3'0
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: sting Broker(s): oor ain ain ain ain ain biain ain biain	Electricity,Natural Gas, PL NWP39343 LT 168 Central Location,Paved ClthWsh/Dryr/Frdg/Stv Stonehaus Realty Corp Stonehaus Realty Corp iving Room Dining Room Dining Room Sedroom Bedroom Bedroom Badroom Valk-In Closet	Water LD 36 SEC 20 TWP 12 d Road,Private Yard,Recreation Neve/DW,Drapes/Window Coverings, p., Stonehaus Realty Corp. Dimensions 18'9 x 13'10 10'0 x 12'9 10'9 x 16'3 10'11 x 13'9 15'11 x 10'2 13'2 x 10'3 3'11 x 4'9 # Of Rooms:	Fireplace Insert,Garage Door Floor Below Below Below Below Below Below Below	Type Family Room Bedroom Laundry Storage Storage Bathroom Floor	18'9 x 11'6 x 15'11 x 13'8 x 6'6 x 9' 9'2 x 13 # of Pieces	15'1 9'10 : 10'2 9'4 7 3'0 Ensuite?
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): oor ain ain ain ain ain bain bain bain bain	Electricity,Natural Gas, PL NWP39343 LT 168 Central Location,Paved ClthWsh/Dryr/Frdg/Stv Stonehaus Realty Corp Stonehaus Realty Corp iving Room Dining Room Citchen Primary Bedroom Bedroom Bedroom Valk-In Closet	Water LD 36 SEC 20 TWP 12 d Road,Private Yard,Recreation Ne ve/DW,Drapes/Window Coverings, p., Stonehaus Realty Corp. Dimensions 18'9 x 13'10 10'0 x 12'9 10'9 x 16'3 10'11 x 13'9 15'11 x 10'2 13'2 x 10'3 3'11 x 4'9 # Of Rooms: # Of Kitchens:	Fireplace Insert,Garage Door Floor Below Below Below Below Below Below Below Below 13	Type Family Room Bedroom Laundry Storage Storage Bathroom Floor Main	18'9 x 11'6 x 15'11 x 13'8 x 6'6 x 9' 9'2 x 1 # of Pieces 4	15'1 9'10 : 10'2 9'4 7 3'0 Ensuite? No
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): oor ain ain ain ain ain bain bain bain bain	Electricity,Natural Gas, PL NWP39343 LT 168 Central Location,Paved ClthWsh/Dryr/Frdg/Stv Stonehaus Realty Corp Stonehaus Realty Corp Living Room Dining Room Dining Room Citchen Primary Bedroom Bedroom Bedroom Bedroom Valk-In Closet 1,353 sqft 0 sqft 1,123 sqft	Water LD 36 SEC 20 TWP 12 d Road,Private Yard,Recreation Neve/DW,Drapes/Window Coverings, p., Stonehaus Realty Corp. Dimensions 18'9 x 13'10 10'0 x 12'9 10'9 x 16'3 10'11 x 13'9 15'11 x 10'2 13'2 x 10'3 3'11 x 4'9 # Of Rooms: # Of Kitchens: # Of Levels:	Fireplace Insert,Garage Door Floor Below Below Below Below Below Below Below Below Below 2 3 13 1 2	Type Family Room Bedroom Laundry Storage Storage Bathroom Floor Main Main	18'9 x 11'6 x 15'11 x 13'8 x 6'6 x 9' 9'2 x 13 # of Pieces 4 2	15'1 9'10 : 10'2 9'4 7 3'0 Ensuite? No Yes
lgmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): foor ain ain ain ain ain biain ain bia	Electricity,Natural Gas, PL NWP39343 LT 168 Central Location,Paved ClthWsh/Dryr/Frdg/Stv Stonehaus Realty Corp Stonehaus Realty Corp Living Room Dining Room Citchen Primary Bedroom Bedroom Bedroom Valk-In Closet 1,353 sqft 0 sqft 1,123 sqft 0 sqft 0 sqft	Water LD 36 SEC 20 TWP 12 d Road,Private Yard,Recreation Neve/DW,Drapes/Window Coverings, p., Stonehaus Realty Corp. Dimensions 18'9 x 13'10 10'0 x 12'9 10'9 x 16'3 10'11 x 13'9 15'11 x 10'2 13'2 x 10'3 3'11 x 4'9 # Of Rooms: # Of Kitchens: # Of Levels: Suite:	Fireplace Insert,Garage Door Floor Below Below Below Below Below Below Below Below 13	Type Family Room Bedroom Laundry Storage Storage Bathroom Floor Main	18'9 x 11'6 x 15'11 x 13'8 x 6'6 x 9' 9'2 x 1 # of Pieces 4	15'1 9'10 : 10'2 9'4 7 3'0 Ensuite? No
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Toor Tylain Iain Iain <	Electricity,Natural Gas, PL NWP39343 LT 168 Central Location,Paved ClthWsh/Dryr/Frdg/Stv Stonehaus Realty Corp iving Room Dining Room Citchen Primary Bedroom Bedroom Bedroom Bedroom Valk-In Closet 1,353 sqft 0 sqft 1,123 sqft 0 sqft 2,476 sqft	Water LD 36 SEC 20 TWP 12 d Road,Private Yard,Recreation Ne ve/DW,Drapes/Window Coverings, p., Stonehaus Realty Corp. Dimensions 18'9 x 13'10 10'0 x 12'9 10'9 x 16'3 10'11 x 13'9 15'11 x 10'2 13'2 x 10'3 3'11 x 4'9 # Of Rooms: # Of Levels: Suite: Crawl/Bsmt Height:	Fireplace Insert,Garage Door Floor Below Below Below Below Below Below Below Below Below None,Other	Type Family Room Bedroom Laundry Storage Storage Bathroom Floor Main Main	18'9 x 11'6 x 15'11 x 13'8 x 6'6 x 9' 9'2 x 13 # of Pieces 4 2	15'1 9'10 : 10'2 9'4 7 3'0 Ensuite? No Yes
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Filoor Main Main Main Main Main Brinished Floor (Main): Finished Floor (Below): Finished Floor (Total): Sinished Floor:	Electricity,Natural Gas, PL NWP39343 LT 168 Central Location,Paved ClthWsh/Dryr/Frdg/Stv Stonehaus Realty Corp Stonehaus Realty Corp Living Room Dining Room Citchen Primary Bedroom Bedroom Bedroom Valk-In Closet 1,353 sqft 0 sqft 1,123 sqft 0 sqft 0 sqft	Water LD 36 SEC 20 TWP 12 d Road,Private Yard,Recreation Neve/DW,Drapes/Window Coverings, p., Stonehaus Realty Corp. Dimensions 18'9 x 13'10 10'0 x 12'9 10'9 x 16'3 10'11 x 13'9 15'11 x 10'2 13'2 x 10'3 3'11 x 4'9 # Of Rooms: # Of Kitchens: # Of Levels: Suite:	Fireplace Insert,Garage Door Floor Below Below Below Below Below Below Below Below Below 2	Type Family Room Bedroom Laundry Storage Storage Bathroom Floor Main Main	18'9 x 11'6 x 15'11 x 13'8 x 6'6 x 9' 9'2 x 13 # of Pieces 4 2	15'1 9'10 : 10'2 9'4 7 3'0 Ensuite? No Yes

Excellent square footage, open layout, mountain views and a south-facing back yard. And, potential for that in-law suite or mortgage helper. Centrally-located, minutes from an easy commute in any direction yet nestled in a quiet location. Tremendous natural light, huge rec-room downstairs, double garage and driveway parking large enough for an RV. Covered, wraparound deck right off the kitchen perfect for entertaining. Sun-soaked yard for the kids and pets or to build your vegetable garden or oasis!

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