

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	2003
Frontage (ft):	26.02	Bathrooms:	4	Age:	21
Lot Area: (sq.ft.)	2,346.00	Full Baths:	3	Zoning:	R-3
Flood Plain:		Half Baths:	1	Gross Taxes:	\$4,609.84
Rear Yard Exp:				For Tax Year:	2022
View:	No			P.I.D.:	024-001-988

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 4 - Covered: 0
Construction:	Frame - Wood	Covered Parking:	0
Exterior:	Vinyl,Wood	Parking Access:	Front,Lane
Foundation:		Parking:	Open,RV Parking Avail.,Visitor Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Wall/Wall/Mixed	Fixtures Rmvd:	Yes

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 140 SECTION 3 TOWNSHIP 12 NEW WESTMINSTER DISTRICT PLAN LMP36295
Amenities:	Air Cond./Central,Garden,In Suite Laundry,Playground,Storage
Site Influences:	Golf Course Nearby,Lane Access,Paved Road,Private Yard,Recreation Nearby,Shopping Nearby
Features:	
Bylaw Restrict:	
Listing Broker(s):	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'1 x 7'9	Above	Bedroom	8'11 x 11'8
Main	Living Room	13'6 x 14'8	Below	Utility	4'7 x 11'7
Main	Dining Room	12'4 x 8'2	Below	Bedroom	7'8 x 11'6
Main	Kitchen	12'4 x 9'7	Below	Kitchen	4'5 x 6'9
Above	Primary Bedroom	13'6 x 12'4	Below	Dining Room	8'0 x 12'0
Above	Walk-In Closet	4'0 x 7'0			
Above	Bedroom	8'7 x 13'7			

Finished Floor (Main):	675 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	670 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	675 sqft	# Of Levels:	2	Above	3	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite	Above	3	No
Finished Floor (Total):	2,020 sqft	Crawl/Bsmt Height:		Below	3	No
Unfinished Floor:	0 sqft					
Grand Total:	2,020 sqft	Basement:	Full,Fully Finished,Separate Entry			
		Beds In Bsmt:	0 / 4			
		# Of Pets:				

Perfection! An absolute must-see home. Best value in Maple Ridge. Stunning house that has been updated from top to bottom. Open concept kitchen boasts granite countertops including gas stove and is perfect for entertaining. Updated flooring, furnace, & roof. Gas f/p. & Air-conditioning! Master bedroom has ensuite + walk-in closet. Three large bedrooms upstairs. One bedroom mortgage helper suite in basement with separate entrance + own w/d. Fully fenced backyard with gate leading to lane access. Gorgeous front patio to sit & enjoy the cozy fire. Located in family neighbourhood, close to schools, parks, amenities, and Community Centre. Call now for private viewing!