

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1971
Frontage (ft):		Bathrooms:	2	Age:	53
Lot Area: (sq.ft.)	9,971.00	Full Baths:	2	Zoning:	RS-1
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$5,482.29
Rear Yard Exp:				For Tax Year:	2022
View:	No			P.I.D.:	007-479-026

Style of Home:	1 Storey,Rancher/Bungalow	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stone,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double
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:	Baseboard	Property Disc:	Yes
Outdoor Area:	Patio(s),Sundeck(s)	PAD Rental:	
Type of Roof:	Other	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 140, PLAN NWP44518, DISTRICT LOT 397, GROUP 1, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Central Location,Golf Course Nearby,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Team 3000 Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'9 x 3'9	Main	Bedroom	9'8 x 11'2
Main	Living Room	17'9 x 12'9	Main	Bedroom	11'3 x 12'8
Main	Dining Room	15'6 x 10'1			
Main	Kitchen	11'1 x 8'11			
Main	Office	9'6 x 9'1			
Main	Laundry	8'0 x 10'1			
Main	Primary Bedroom	15'4 x 11'3			

Finished Floor (Main):	1,493 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,493 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,493 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Welcome to this charming well cared for rancher on a huge corner lot, in a fantastic neighborhood! WEST CENTRAL MAPLE RIDGE. Incredible investment, included in the Loughheed corridor plan. Lovely features of this home include a recently updated En-suite with heated floors & LED ambient lighting. 2 more ample sized rooms & the den could provide that 4th bedroom if needed. Your Cozy private living room is centered around the gas fireplace. The large kitchen & eating area offers French doors that lead to a massive fenced yard for your private enjoyment. RV parking no problem!! This massive property has tons of parking also. The smaller fence shown in the pictures is included into the property up to the corner. OPEN HOUSE SAT & SUN 2-4PM