

Depth/Size (ft):	123.14	Bedrooms:	3	Approx. Year Built:	1967
Frontage (ft):	71.42	Bathrooms:	2	Age:	57
Lot Area: (sq.ft.)	8,824.00	Full Baths:	2	Zoning:	RS-1
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$5,120.36
Rear Yard Exp:	West			For Tax Year:	2022
View:				P.I.D.:	009-588-124

Style of Home:	Split Entry	Parking:	Total: 8 - Covered: 3
Construction:	Frame - Wood	Covered Parking:	3
Exterior:	Wood	Parking Access:	Front, Lane
Foundation:		Parking:	Carport; Single, DetachedGrge/Carport
Rain Screen:		Locker:	
Renovations:	Completely	Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air, Heat Pump, Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard, Patio(s), Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

Legal: LOT 7, PLAN NWP11784, DISTRICT LOT 247, GROUP 1, NEW WESTMINSTER LAND DISTRICT

Amenities: Storage

Site Influences:

Features: ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Storage Shed

Bylaw Restrict:

Listing Broker(s): Royal LePage Elite West

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	14'1 x 10'8	Bsmt	Dining Room	10'6 x 9'
Main	Dining Room	11' x 9'7	Bsmt	Laundry	6'2 x 6'
Main	Living Room	14'2 x 18'4	Bsmt	Kitchen	10'3 x 9'8
Main	Primary Bedroom	10'8 x 12'10	Main	Bedroom	9'8 x 10'6
Main	Bedroom	10'6 x 9'4			
Bsmt	Family Room	12'1 x 17'9			
Bsmt	Den	12'1 x 7'11			

Finished Floor (Main):	1,208 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Bsmt	3	No
Finished Floor (Bsmt):	835 sqft	Suite:	Unauthorized Suite			
Finished Floor (Total):	2,043 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished, Part			
Grand Total:	2,043 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

MONSTER GARAGE! This lovingly maintained and updated West Maple Ridge home comes with a bonus! A 24x30 detached garage, which is insulated, heated and has 200 AMP service with generated 3 phase power. There are 16' bay doors front and back, providing access from the lane and front driveway. This massive level lot is 71x123 and very low maintenance. The basement is set up for a suite, just needing a stove and second laundry. Upstairs are 3 bedrooms, a full bathroom and a fully remodeled kitchen with quartz countertops, newer cabinets, appliances and lighting. Large covered deck off the kitchen/dining area for year round enjoyment as well as an oversized deck in the fenced and private front yard. Roof is approximately 8 yrs old. This home enjoys the cool comfort of central AC. Call now!