11703 216 STREET MAPLE RIDGE

West Central, V2X 5H4

Residential Detached \$1,149,900 (LP)

	West Central, V2X 5H4					ψ1,143,300 (
Depth/Size (ft):	123.14	Bedrooms:	3	Approx. Year Buil	lt: 1967	,	
rontage (ft):	71.42	Bathrooms:	2	Age:	57		
ot Area: (sq.ft.)	8,824.00	Full Baths:	2	Zoning:	RS-1		
lood Plain:	No	Half Baths:	0	Gross Taxes:	\$5,12	20.36	
Rear Yard Exp:	West			For Tax Year:	2022	2	
/iew:				P.I.D.:	009-	588-124	
			1	1			
Style of Home:	Split Entry		Parking:	Total: 8 - Covered:	: 3		
onstruction:	Frame - Wood		Covered Parking:	3			
xterior:	Wood		Parking Access:	Front,Lane			
oundation:			Parking:	Carport; Single,De	etachedGrge/Carp	port	
ain Screen:			Locker:				
enovations:	Completely		Units in Dev:				
of Fireplaces:	2 - Fuel: Natural Gas		Distance to:				
/ater Supply:	City/Municipal		Title to Land:	Freehold NonStrata			
uel/Heating:	Forced Air,Heat Pump		Property Disc:	Yes			
Outdoor Area:	Fenced Yard, Patio(s),	Sundeck(s)	PAD Rental:				
ype of Roof:	Asphalt		Fixtures Leased:	No			
loor Finish:	Wall/Wall/Mixed		Fixtures Rmvd:	No			
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities:	•	s,Sanitary Sewer,Storm Sewer,Wate 784, DISTRICT LOT 247, GROUP		D DISTRICT			
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	LOT 7, PLAN NWP11 Storage ClthWsh/Dryr/Frdg/St	784, DISTRICT LOT 247, GROUP ve/DW,Drapes/Window Coverings,	1, NEW WESTMINSTER LAN	D DISTRICT			
Igmt. Company: complex / Subdiv: ervices Connected: egal: amenities: ite Influences: eatures: cylaw Restric:	LOT 7, PLAN NWP11 Storage	784, DISTRICT LOT 247, GROUP ve/DW,Drapes/Window Coverings,	1, NEW WESTMINSTER LAN	D DISTRICT			
Igmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Seatures: Bylaw Restric: Listing Broker(s):	LOT 7, PLAN NWP11 Storage ClthWsh/Dryr/Frdg/St	784, DISTRICT LOT 247, GROUP ve/DW,Drapes/Window Coverings,	1, NEW WESTMINSTER LAN	D DISTRICT	Dimens	sions	
Igmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s):	LOT 7, PLAN NWP11 Storage ClthWsh/Dryr/Frdg/St Royal LePage Elite W	784, DISTRICT LOT 247, GROUP ve/DW,Drapes/Window Coverings,	1, NEW WESTMINSTER LAN Storage Shed		Dimen: 10'6 x S		
Igmt. Company: complex / Subdiv: eervices Connected: egal: menities: ite Influences: eeatures: cylaw Restric: isting Broker(s):	LOT 7, PLAN NWP11 Storage ClthWsh/Dryr/Frdg/St Royal LePage Elite W Type	784, DISTRICT LOT 247, GROUP ve/DW,Drapes/Window Coverings, est Dimensions	1, NEW WESTMINSTER LAN Storage Shed Floor	Туре		9'	
Igmt. Company: complex / Subdiv: cervices Connected: egal: umenities: cite Influences: eatures: eylaw Restric: isting Broker(s): loor lain	LOT 7, PLAN NWP11 Storage ClthWsh/Dryr/Frdg/St Royal LePage Elite W Type Kitchen	784, DISTRICT LOT 247, GROUP ve/DW,Drapes/Window Coverings, est Dimensions 14'1 x 10'8	1, NEW WESTMINSTER LAN Storage Shed Floor Bsmt	Type Dining Room	10'6 x 9	9'	
Igmt. Company: complex / Subdiv: cervices Connected: egal: umenities: cite Influences: ceatures: cylaw Restric: isting Broker(s): loor lain lain	LOT 7, PLAN NWP11 Storage ClthWsh/Dryr/Frdg/St Royal LePage Elite W Type Kitchen Dining Room	784, DISTRICT LOT 247, GROUP ve/DW,Drapes/Window Coverings, est Dimensions 14'1 x 10'8 11' x 9'7	1, NEW WESTMINSTER LAN Storage Shed Floor Bsmt Bsmt	Type Dining Room Laundry	10'6 x 9 6'2 x 6'	9'8	
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Coor Iain Iain Iain	LOT 7, PLAN NWP11 Storage ClthWsh/Dryr/Frdg/St Royal LePage Elite W Type Kitchen Dining Room Living Room	784, DISTRICT LOT 247, GROUP ve/DW,Drapes/Window Coverings, est Dimensions 14'1 x 10'8 11' x 9'7 14'2 x 18'4	1, NEW WESTMINSTER LAN Storage Shed Floor Bsmt Bsmt Bsmt	Type Dining Room Laundry Kitchen	10'6 x 9 6'2 x 6' 10'3 x 9	9'8	
Igmt. Company: complex / Subdiv: eervices Connected: egal: umenities: site Influences: eatures: ylaw Restric: isting Broker(s): loor lain lain lain	LOT 7, PLAN NWP11 Storage ClthWsh/Dryr/Frdg/St Royal LePage Elite W Type Kitchen Dining Room Living Room Primary Bedroom	784, DISTRICT LOT 247, GROUP ve/DW,Drapes/Window Coverings, est Dimensions 14'1 x 10'8 11' x 9'7 14'2 x 18'4 10'8 x 12'10	1, NEW WESTMINSTER LAN Storage Shed Floor Bsmt Bsmt Bsmt	Type Dining Room Laundry Kitchen	10'6 x 9 6'2 x 6' 10'3 x 9	9'8	
Igmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): loor ain ain ain ain ain smt	LOT 7, PLAN NWP11 Storage ClthWsh/Dryr/Frdg/St Royal LePage Elite W Type Kitchen Dining Room Living Room Primary Bedroom Bedroom	784, DISTRICT LOT 247, GROUP ve/DW,Drapes/Window Coverings, est Dimensions 14'1 x 10'8 11' x 9'7 14'2 x 18'4 10'8 x 12'10 10'6 x 9'4	1, NEW WESTMINSTER LAN Storage Shed Floor Bsmt Bsmt Bsmt	Type Dining Room Laundry Kitchen	10'6 x 9 6'2 x 6' 10'3 x 9	9'8	
Igmt. Company: Complex / Subdiv: Gervices Connected: egal: sequites: Get Influences: Get Influ	LOT 7, PLAN NWP11 Storage ClthWsh/Dryr/Frdg/St Royal LePage Elite W Type Kitchen Dining Room Living Room Primary Bedroom Bedroom Family Room Den	784, DISTRICT LOT 247, GROUP ve/DW,Drapes/Window Coverings, est Dimensions 14'1 x 10'8 11' x 9'7 14'2 x 18'4 10'8 x 12'10 10'6 x 9'4 12'1 x 17'9 12'1 x 7'11	1, NEW WESTMINSTER LAN Storage Shed Floor Bsmt Bsmt Bsmt Main	Type Dining Room Laundry Kitchen Bedroom	10'6 x 6 6'2 x 6' 10'3 x 9 9'8 x 10	9' 9'8 9'	
Igmt. Company: complex / Subdiv: eervices Connected: egal: menities: ite Influences: eatures: cylaw Restric: isting Broker(s): loor lain lain lain lain smt smt smt	LOT 7, PLAN NWP11 Storage ClthWsh/Dryr/Frdg/St Royal LePage Elite W Type Kitchen Dining Room Living Room Primary Bedroom Bedroom Family Room Den 1,208 sqft	784, DISTRICT LOT 247, GROUP ve/DW,Drapes/Window Coverings, est Dimensions 14'1 x 10'8 11' x 9'7 14'2 x 18'4 10'8 x 12'10 10'6 x 9'4 12'1 x 17'9 12'1 x 7'11 # Of Rooms:	1, NEW WESTMINSTER LAN Storage Shed Floor Bsmt Bsmt Bsmt Main 11	Type Dining Room Laundry Kitchen Bedroom	10'6 × 6 6'2 × 6' 10'3 × 9 9'8 × 10	9' 9'8 0'6 Ensuite?	
Igmt. Company: complex / Subdiv: cervices Connected: egal: umenities: cite Influences: ceatures: cylaw Restric: isting Broker(s): loor lain lain lain lain smt smt smt smt	LOT 7, PLAN NWP11 Storage ClthWsh/Dryr/Frdg/St Royal LePage Elite W Type Kitchen Dining Room Living Room Primary Bedroom Bedroom Family Room Den 1,208 sqft 0 sqft	784, DISTRICT LOT 247, GROUP ve/DW,Drapes/Window Coverings, est Dimensions 14'1 x 10'8 11' x 9'7 14'2 x 18'4 10'8 x 12'10 10'6 x 9'4 12'1 x 17'9 12'1 x 7'11 # Of Rooms: # Of Kitchens:	1, NEW WESTMINSTER LAN Storage Shed Floor Bsmt Bsmt Bsmt Main 11 2	Type Dining Room Laundry Kitchen Bedroom Bathroom Floor Main	10'6 × 5 6'2 × 6' 10'3 × 5 9'8 × 10 # of Pieces 4	9' 9'8 0'6 Ensuite? No	
Agmt. Company: complex / Subdiv: cervices Connected: egal: umenities: Site Influences: ceatures: cylaw Restric: isting Broker(s): loor lain lain lain lain smt smt smt inished Floor (Main): inished Floor (Below):	LOT 7, PLAN NWP11 Storage ClthWsh/Dryr/Frdg/St Royal LePage Elite W Type Kitchen Dining Room Living Room Primary Bedroom Bedroom Family Room Den 1,208 sqft 0 sqft 0 sqft	784, DISTRICT LOT 247, GROUP ve/DW,Drapes/Window Coverings, est Dimensions 14'1 x 10'8 11' x 9'7 14'2 x 18'4 10'8 x 12'10 10'6 x 9'4 12'1 x 17'9 12'1 x 7'11 # Of Rooms: # Of Kitchens: # Of Levels:	1, NEW WESTMINSTER LAN Storage Shed Floor Bsmt Bsmt Bsmt Main 11 2 2	Type Dining Room Laundry Kitchen Bedroom	10'6 × 6 6'2 × 6' 10'3 × 9 9'8 × 10	9' 9'8 0'6 Ensuite?	
Igmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): loor lain lain lain smt smt smt smt smt smt smt smt smt smt	LOT 7, PLAN NWP11 Storage ClthWsh/Dryr/Frdg/St Royal LePage Elite W Type Kitchen Dining Room Living Room Primary Bedroom Bedroom Family Room Den 1,208 sqft 0 sqft 0 sqft 835 sqft	784, DISTRICT LOT 247, GROUP ve/DW,Drapes/Window Coverings, est Dimensions 14'1 x 10'8 11' x 9'7 14'2 x 18'4 10'8 x 12'10 10'6 x 9'4 12'1 x 7'9 12'1 x 7'11 # Of Rooms: # Of Kitchens: # Of Levels: Suite:	1, NEW WESTMINSTER LAN Storage Shed Floor Bsmt Bsmt Bsmt Main 11 2	Type Dining Room Laundry Kitchen Bedroom Bathroom Floor Main	10'6 × 5 6'2 × 6' 10'3 × 5 9'8 × 10 # of Pieces 4	9' 9'8 0'6 Ensuite? No	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Semt Semt Finished Floor (Main): Finished Floor (Above): Finished Floor (Below): Finished Floor (Bent): Finished Floor (Total):	LOT 7, PLAN NWP11 Storage ClthWsh/Dryr/Frdg/St Royal LePage Elite W Type Kitchen Dining Room Living Room Primary Bedroom Bedroom Family Room Den 1,208 sqft 0 sqft 0 sqft 835 sqft 2,043 sqft	784, DISTRICT LOT 247, GROUP ve/DW,Drapes/Window Coverings, est Dimensions 14'1 x 10'8 11' x 9'7 14'2 x 18'4 10'8 x 12'10 10'6 x 9'4 12'1 x 17'9 12'1 x 7'11 # Of Rooms: # Of Levels: Suite: Crawl/Bsmt Height:	1, NEW WESTMINSTER LAN Storage Shed Floor Bsmt Bsmt Bsmt Main 11 2 2 Unauthorized Suite	Type Dining Room Laundry Kitchen Bedroom Bathroom Floor Main	10'6 × 5 6'2 × 6' 10'3 × 5 9'8 × 10 # of Pieces 4	9' 9'8 0'6 Ensuite? No	
View: Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Samt Basmt Finished Floor (Main): Finished Floor (Main): Finished Floor (Below): Finished Floor (Below): Finished Floor (Total): Jnfinished Floor: Grand Total:	LOT 7, PLAN NWP11 Storage ClthWsh/Dryr/Frdg/St Royal LePage Elite W Type Kitchen Dining Room Living Room Primary Bedroom Bedroom Family Room Den 1,208 sqft 0 sqft 0 sqft 835 sqft	784, DISTRICT LOT 247, GROUP ve/DW,Drapes/Window Coverings, est Dimensions 14'1 x 10'8 11' x 9'7 14'2 x 18'4 10'8 x 12'10 10'6 x 9'4 12'1 x 7'9 12'1 x 7'11 # Of Rooms: # Of Kitchens: # Of Levels: Suite:	1, NEW WESTMINSTER LAN Storage Shed Floor Bsmt Bsmt Bsmt Main 11 2 2	Type Dining Room Laundry Kitchen Bedroom Bathroom Floor Main	10'6 × 5 6'2 × 6' 10'3 × 5 9'8 × 10 # of Pieces 4	9' 9'8 0'6 Ensuite? No	

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!

Cotala Produced and printed by Cotala Cross-Media Inc.

The enclosed information while deemed to be correct, is not guaranteed. Information and measurements should not be relied upon without independent verification. PREC* indicates 'Personal Real Estate Corporation'. This communication is not intended to solicit properties already listed for sale.