## 23385 124 AVENUE MAPLE RIDGE

East Central, V2X 4K3

| <b>Residential Detached</b> |
|-----------------------------|
| \$1,099,900 (LP)            |

| Depth/Size (ft):   | 112.40  | Bedrooms:   | 3   | Approx. Year Buil  |  | 0   |  |
|--|---|---|---|--|--|---|--|
| Frontage (ft):   | 54.50   | Bathrooms:  | 2   | Age:   | 34   |   |  |
| .ot Area: (sq.ft.)   | 6,125.80  | Full Baths:   | 2   | Zoning:  | RS-  |   |  |
| lood Plain:  | No  | Half Baths:   | 0   | Gross Taxes:   |  | 08.96                                       |  |
| Rear Yard Exp:   | North   |   |   | For Tax Year:  | 2022   |   |  |
| /iew:  | Yes   |   |   | P.I.D.:  | 015-   | 965-066                                     |  |
| Style of Home:   | Basement Entry  |   | Parking:  | Total: 4 - Covered:  | 2  |   |  |
| Construction:  | Frame - Wood  |   | Covered Parking:  | 2  |  |   |  |
| xterior:   | Vinyl,Wood  |   | Parking Access:   | Lane   |  |   |  |
| oundation:   |   |   | Parking:  | Garage; Double   |  |   |  |
| ain Screen:  |   |   | Locker:   |  |  |   |  |
| enovations:  |   |   | Units in Dev:   |  |  |   |  |
| of Fireplaces:   | 1 - Fuel: Natural Gas   |   | Distance to:  |  |  |   |  |
| /ater Supply:  | City/Municipal  |   | Title to Land:  | Freehold NonStrata   |  |   |  |
| uel/Heating:   | Forced Air,Natural Gas  | 3   | Property Disc:  | No   |  |   |  |
| outdoor Area:  | Fenced Yard, Patio(s) 8   | & Deck(s)   | PAD Rental:   |  |  |   |  |
| ype of Roof:   | Asphalt   |   | Fixtures Leased:  | No   |  |   |  |
| Floor Finish:  | Wall/Wall/Mixed   |   | Fixtures Rmvd:  | No   |  |   |  |
|  | Yes : Golden Ears   |   |   |  |  |   |  |
| Agmt. Company:<br>Complex / Subdiv:<br>Services Connected:<br>Legal:<br>Amenities:<br>Site Influences:<br>Features:<br>Bylaw Restric:  | Electricity,Natural Gas<br>LOT 17, PLAN NWP85<br>Storage  |   | 2, GROUP 1, NEW WESTMIN   | NSTER LAND DISTRICT  |  |   |  |
| Igmt. Company:<br>complex / Subdiv:<br>ervices Connected:<br>egal:<br>menities:<br>ite Influences:<br>eatures:<br>eatures:<br>sylaw Restric:<br>isting Broker(s):  | Electricity,Natural Gas<br>LOT 17, PLAN NWP85<br>Storage<br>Central Location,Lane<br>ClthWsh/Dryr/Frdg/Stv<br>Royal LePage Elite We   | 5151, SECTION 21, TOWNSHIP 12<br>Access,Paved Road,Recreation N-<br>ve/DW   | 2, GROUP 1, NEW WESTMIN   |  |  |   |  |
| Igmt. Company:<br>complex / Subdiv:<br>ervices Connected:<br>egal:<br>menities:<br>ite Influences:<br>eatures:<br>sylaw Restric:<br>isting Broker(s):  | Electricity,Natural Gas<br>LOT 17, PLAN NWP85<br>Storage<br>Central Location,Lane<br>ClthWsh/Dryr/Frdg/Stv<br>Royal LePage Elite We   | 5151, SECTION 21, TOWNSHIP 12<br>Access,Paved Road,Recreation N-<br>ve/DW<br>est<br>Dimensions  | 2, GROUP 1, NEW WESTMIN<br>earby<br>Floor   | Туре   | Dimen  |   |  |
| Igmt. Company:<br>complex / Subdiv:<br>ervices Connected:<br>egal:<br>menities:<br>ite Influences:<br>eatures:<br>ylaw Restric:<br>isting Broker(s):   | Electricity,Natural Gas<br>LOT 17, PLAN NWP85<br>Storage<br>Central Location,Lane<br>ClthWsh/Dryr/Frdg/Stw<br>Royal LePage Elite We<br><b>Type</b><br>Living Room   | 5151, SECTION 21, TOWNSHIP 12<br>Access,Paved Road,Recreation N<br>ve/DW<br>est<br>Dimensions<br>14' x 15'9   | 2, GROUP 1, NEW WESTMIN<br>earby<br>Floor<br>Main   | <b>Type</b><br>Bedroom   | 10'3 x   |   |  |
| lgmt. Company:<br>complex / Subdiv:<br>ervices Connected:<br>egal:<br>menities:<br>ite Influences:<br>eatures:<br>ylaw Restric:<br>isting Broker(s):   | Electricity,Natural Gas<br>LOT 17, PLAN NWP85<br>Storage<br>Central Location,Lane<br>CithWsh/Dryr/Frdg/Stw<br>Royal LePage Elite We<br><b>Type</b><br>Living Room<br>Dining Room  | 5151, SECTION 21, TOWNSHIP 12<br>Access,Paved Road,Recreation N<br>ve/DW<br>est<br>Dimensions<br>14' x 15'9<br>12' x 9'6  | 2, GROUP 1, NEW WESTMIN<br>earby<br>Floor<br>Main<br>Main   | <b>Type</b><br>Bedroom<br>Storage  | 10'3 x<br>5' x 5'  | 9'4   |  |
| Igmt. Company:<br>complex / Subdiv:<br>eervices Connected:<br>egal:<br>menities:<br>ite Influences:<br>eatures:<br>eatures:<br>ylaw Restric:<br>isting Broker(s):<br>loor<br>lain<br>lain  | Electricity,Natural Gas<br>LOT 17, PLAN NWP85<br>Storage<br>Central Location,Lane<br>ClthWsh/Dryr/Frdg/Stv<br>Royal LePage Elite We<br><b>Type</b><br>Living Room<br>Dining Room<br>Kitchen   | 5151, SECTION 21, TOWNSHIP 12<br>Access,Paved Road,Recreation N<br>ve/DW<br>est<br>Dimensions<br>14' x 15'9<br>12' x 9'6<br>10' x 11'   | 2, GROUP 1, NEW WESTMIN<br>earby<br>Floor<br>Main<br>Main<br>Bsmt   | <b>Type</b><br>Bedroom<br>Storage<br>Foyer   | 10'3 x<br>5' x 5'<br>13'6 x                                      | 9'4<br>7'                                   |  |
| Igmt. Company:<br>complex / Subdiv:<br>eervices Connected:<br>egal:<br>menities:<br>ite Influences:<br>eatures:<br>eatures:<br>ylaw Restric:<br>isting Broker(s):<br>loor<br>lain<br>lain<br>lain  | Electricity,Natural Gas<br>LOT 17, PLAN NWP85<br>Storage<br>Central Location,Lane<br>ClthWsh/Dryr/Frdg/Stv<br>Royal LePage Elite We<br>Type<br>Living Room<br>Dining Room<br>Kitchen<br>Nook  | 5151, SECTION 21, TOWNSHIP 12<br>Access,Paved Road,Recreation Nove/DW<br>est<br>Dimensions<br>14' x 15'9<br>12' x 9'6<br>10' x 11'<br>10' x 6'  | 2, GROUP 1, NEW WESTMIN<br>earby<br>Floor<br>Main<br>Main   | <b>Type</b><br>Bedroom<br>Storage  | 10'3 x<br>5' x 5'  | 9'4<br>7'                                   |  |
| Agmt. Company:<br>Complex / Subdiv:<br>Services Connected:<br>.egal:<br>Amenities:<br>Site Influences:<br>Features:<br>Bylaw Restric:<br>.isting Broker(s):<br>Floor<br>Main<br>Main<br>Main<br>Main   | Electricity,Natural Gas<br>LOT 17, PLAN NWP85<br>Storage<br>Central Location,Lane<br>ClthWsh/Dryr/Frdg/Stv<br>Royal LePage Elite We<br>Living Room<br>Dining Room<br>Kitchen<br>Nook<br>Family Room   | 5151, SECTION 21, TOWNSHIP 12<br>Access,Paved Road,Recreation Nove/DW<br>east<br>Dimensions<br>14' x 15'9<br>12' x 9'6<br>10' x 11'<br>10' x 6'<br>13' x 11'8   | 2, GROUP 1, NEW WESTMIN<br>earby<br>Floor<br>Main<br>Main<br>Bsmt   | <b>Type</b><br>Bedroom<br>Storage<br>Foyer   | 10'3 x<br>5' x 5'<br>13'6 x                                      | 9'4<br>7'                                   |  |
| Agmt. Company:<br>Complex / Subdiv:<br>Services Connected:<br>Legal:<br>Amenities:<br>Site Influences:<br>Features:<br>Bylaw Restric:<br>Listing Broker(s):<br>Coor<br>Iain<br>Iain<br>Iain<br>Iain<br>Iain  | Electricity,Natural Gas<br>LOT 17, PLAN NWP85<br>Storage<br>Central Location,Lane<br>ClthWsh/Dryr/Frdg/Stv<br>Royal LePage Elite We<br>Living Room<br>Dining Room<br>Kitchen<br>Nook<br>Family Room<br>Primary Bedroom  | 5151, SECTION 21, TOWNSHIP 12<br>Access,Paved Road,Recreation N-<br>ve/DW<br>est<br>Dimensions<br>14' x 15'9<br>12' x 9'6<br>10' x 11'<br>10' x 6'<br>13' x 11'8<br>14' x 13'   | 2, GROUP 1, NEW WESTMIN<br>earby<br>Floor<br>Main<br>Main<br>Bsmt   | <b>Type</b><br>Bedroom<br>Storage<br>Foyer   | 10'3 x<br>5' x 5'<br>13'6 x                                      | 9'4<br>7'                                   |  |
| gmt. Company:<br>omplex / Subdiv:<br>ervices Connected:<br>egal:<br>menities:<br>ite Influences:<br>eatures:<br>ylaw Restric:<br>isting Broker(s):<br>oor<br>ain<br>ain<br>ain<br>ain<br>ain   | Electricity,Natural Gas<br>LOT 17, PLAN NWP85<br>Storage<br>Central Location,Lane<br>ClthWsh/Dryr/Frdg/Stv<br>Royal LePage Elite We<br>Living Room<br>Dining Room<br>Kitchen<br>Nook<br>Family Room   | 5151, SECTION 21, TOWNSHIP 12<br>Access,Paved Road,Recreation Nove/DW<br>east<br>Dimensions<br>14' x 15'9<br>12' x 9'6<br>10' x 11'<br>10' x 6'<br>13' x 11'8   | 2, GROUP 1, NEW WESTMIN<br>earby<br>Floor<br>Main<br>Main<br>Bsmt   | <b>Type</b><br>Bedroom<br>Storage<br>Foyer   | 10'3 x<br>5' x 5'<br>13'6 x                                      | 9'4<br>7'                                   |  |
| Igmt. Company:<br>omplex / Subdiv:<br>ervices Connected:<br>egal:<br>menities:<br>ite Influences:<br>eatures:<br>ylaw Restric:<br>isting Broker(s):<br>oor<br>ain<br>ain<br>ain<br>ain<br>ain<br>ain<br>ain  | Electricity,Natural Gas<br>LOT 17, PLAN NWP85<br>Storage<br>Central Location,Lane<br>ClthWsh/Dryr/Frdg/Stv<br>Royal LePage Elite We<br>Living Room<br>Dining Room<br>Kitchen<br>Nook<br>Family Room<br>Primary Bedroom  | 5151, SECTION 21, TOWNSHIP 12<br>Access,Paved Road,Recreation N-<br>ve/DW<br>est<br>Dimensions<br>14' x 15'9<br>12' x 9'6<br>10' x 11'<br>10' x 6'<br>13' x 11'8<br>14' x 13'   | 2, GROUP 1, NEW WESTMIN<br>earby<br>Floor<br>Main<br>Main<br>Bsmt   | <b>Type</b><br>Bedroom<br>Storage<br>Foyer   | 10'3 x<br>5' x 5'<br>13'6 x                                      | 9'4<br>7'                                   |  |
| Igmt. Company:<br>omplex / Subdiv:<br>ervices Connected:<br>egal:<br>menities:<br>ite Influences:<br>eatures:<br>ylaw Restric:<br>isting Broker(s):<br>oor<br>ain<br>ain<br>ain<br>ain<br>ain<br>ain<br>ain<br>ain   | Electricity,Natural Gas<br>LOT 17, PLAN NWP85<br>Storage<br>Central Location,Lane<br>ClthWsh/Dryr/Frdg/Stv<br>Royal LePage Elite We<br>Type<br>Living Room<br>Dining Room<br>Kitchen<br>Nook<br>Family Room<br>Primary Bedroom<br>Bedroom   | 5151, SECTION 21, TOWNSHIP 12<br>Access,Paved Road,Recreation N<br>ve/DW<br>est<br>Dimensions<br>14' x 15'9<br>12' x 9'6<br>10' x 11'<br>10' x 6'<br>13' x 11'8<br>14' x 13'<br>10' x 10'   | 2, GROUP 1, NEW WESTMIN<br>earby<br>Floor<br>Main<br>Main<br>Bsmt<br>Bsmt                                 | <b>Type</b><br>Bedroom<br>Storage<br>Foyer<br>Laundry                                  | 10'3 x<br>5' x 5'<br>13'6 x<br>12'5 x                            | 9'4<br>7'<br>10'5                           |  |
| Igmt. Company:<br>complex / Subdiv:<br>cervices Connected:<br>egal:<br>umenities:<br>cite Influences:<br>ceatures:<br>cylaw Restric:<br>isting Broker(s):<br>loor<br>lain<br>lain<br>lain<br>lain<br>lain<br>lain<br>lain<br>lain  | Electricity,Natural Gas<br>LOT 17, PLAN NWP85<br>Storage<br>Central Location,Lane<br>ClthWsh/Dryr/Frdg/Stv<br>Royal LePage Elite We<br>Living Room<br>Dining Room<br>Kitchen<br>Nook<br>Family Room<br>Primary Bedroom<br>Bedroom   | 5151, SECTION 21, TOWNSHIP 12<br>Access,Paved Road,Recreation N<br>ve/DW<br>est<br>Dimensions<br>14' x 15'9<br>12' x 9'6<br>10' x 11'<br>10' x 6'<br>13' x 11'8<br>14' x 13'<br>10' x 10'<br># Of Rooms:  | 2, GROUP 1, NEW WESTMIN<br>earby<br>Floor<br>Main<br>Main<br>Bsmt<br>Bsmt<br>Bsmt                         | <b>Type</b><br>Bedroom<br>Storage<br>Foyer<br>Laundry<br><b>Bathroom Floor</b>         | 10'3 x<br>5' x 5'<br>13'6 x<br>12'5 x<br># of Pieces             | 9'4<br>7'<br>10'5<br>Ensuite?               |  |
| Igmt. Company:<br>complex / Subdiv:<br>cervices Connected:<br>egal:<br>umenities:<br>cite Influences:<br>ceatures:<br>cylaw Restric:<br>isting Broker(s):<br>loor<br>lain<br>lain<br>lain<br>lain<br>lain<br>lain<br>lain<br>lain  | Electricity,Natural Gas<br>LOT 17, PLAN NWP85<br>Storage<br>Central Location,Lane<br>ClthWsh/Dryr/Frdg/Stv<br>Royal LePage Elite We<br>Living Room<br>Dining Room<br>Kitchen<br>Nook<br>Family Room<br>Primary Bedroom<br>Bedroom   | 5151, SECTION 21, TOWNSHIP 12<br>Access,Paved Road,Recreation Nove/DW<br>east<br>Dimensions<br>14' x 15'9<br>12' x 9'6<br>10' x 11'<br>10' x 6'<br>13' x 11'8<br>14' x 13'<br>10' x 10'<br># Of Rooms:<br># Of Kitchens:  | 2, GROUP 1, NEW WESTMIN<br>earby<br>Floor<br>Main<br>Main<br>Bsmt<br>Bsmt<br>Bsmt<br>11<br>1              | <b>Type</b><br>Bedroom<br>Storage<br>Foyer<br>Laundry<br><b>Bathroom Floor</b><br>Main | 10'3 x<br>5' x 5'<br>13'6 x<br>12'5 x<br><b># of Pieces</b><br>4 | 9'4<br>7'<br>10'5<br><b>Ensuite?</b><br>Yes |  |
| Agmt. Company:<br>Complex / Subdiv:<br>Services Connected:<br>egal:<br>Amenities:<br>Site Influences:<br>Features:<br>Bylaw Restric:<br>isting Broker(s):<br>loor<br>lain<br>lain<br>lain<br>lain<br>lain<br>lain<br>lain<br>lain  | Electricity,Natural Gas<br>LOT 17, PLAN NWP85<br>Storage<br>Central Location,Lane<br>ClthWsh/Dryr/Frdg/Stv<br>Royal LePage Elite We<br>Living Room<br>Dining Room<br>Kitchen<br>Nook<br>Family Room<br>Primary Bedroom<br>Bedroom<br>1,413 sqft<br>0 sqft<br>954 sqft                         | 5151, SECTION 21, TOWNSHIP 12<br>Access,Paved Road,Recreation N-<br>ve/DW<br>est<br>Dimensions<br>14' x 15'9<br>12' x 9'6<br>10' x 11'<br>10' x 6'<br>13' x 11'8<br>14' x 13'<br>10' x 10'<br># Of Rooms:<br># Of Kitchens:<br># Of Levels:                                 | 2, GROUP 1, NEW WESTMIN<br>earby<br>Floor<br>Main<br>Main<br>Bsmt<br>Bsmt<br>Bsmt<br>11<br>1<br>2         | <b>Type</b><br>Bedroom<br>Storage<br>Foyer<br>Laundry<br><b>Bathroom Floor</b><br>Main | 10'3 x<br>5' x 5'<br>13'6 x<br>12'5 x<br><b># of Pieces</b><br>4 | 9'4<br>7'<br>10'5<br><b>Ensuite?</b><br>Yes |  |
| Agmt. Company:<br>Complex / Subdiv:<br>Services Connected:<br>Legal:<br>Amenities:<br>Site Influences:<br>Features:<br>Bylaw Restric:<br>Listing Broker(s):<br>Floor<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main   | Electricity,Natural Gas<br>LOT 17, PLAN NWP85<br>Storage<br>Central Location,Lane<br>ClthWsh/Dryr/Frdg/Stv<br>Royal LePage Elite We<br>Living Room<br>Dining Room<br>Kitchen<br>Nook<br>Family Room<br>Primary Bedroom<br>Bedroom<br>1,413 sqft<br>0 sqft<br>954 sqft<br>0 sqft               | 5151, SECTION 21, TOWNSHIP 12<br>Access,Paved Road,Recreation N-<br>ve/DW<br>est<br>Dimensions<br>14' x 15'9<br>12' x 9'6<br>10' x 11'<br>10' x 6'<br>13' x 11'8<br>14' x 13'<br>10' x 10'<br># Of Rooms:<br># Of Kitchens:<br># Of Levels:<br>Suite:                       | 2, GROUP 1, NEW WESTMIN<br>earby<br>Floor<br>Main<br>Main<br>Bsmt<br>Bsmt<br>Bsmt<br>11<br>1<br>2         | <b>Type</b><br>Bedroom<br>Storage<br>Foyer<br>Laundry<br><b>Bathroom Floor</b><br>Main | 10'3 x<br>5' x 5'<br>13'6 x<br>12'5 x<br><b># of Pieces</b><br>4 | 9'4<br>7'<br>10'5<br><b>Ensuite?</b><br>Yes |  |
| View:<br>Mgmt. Company:<br>Complex / Subdiv:<br>Services Connected:<br>Legal:<br>Amenities:<br>Site Influences:<br>Features:<br>Bylaw Restric:<br>Listing Broker(s):<br>Floor<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>M | Electricity,Natural Gas<br>LOT 17, PLAN NWP85<br>Storage<br>Central Location,Lane<br>ClthWsh/Dryr/Frdg/Stv<br>Royal LePage Elite We<br>Living Room<br>Dining Room<br>Kitchen<br>Nook<br>Family Room<br>Primary Bedroom<br>Bedroom<br>1,413 sqft<br>0 sqft<br>954 sqft<br>0 sqft<br>2,367 sqft | 5151, SECTION 21, TOWNSHIP 12<br>Access,Paved Road,Recreation N-<br>ve/DW<br>est<br>Dimensions<br>14' x 15'9<br>12' x 9'6<br>10' x 11'<br>10' x 6'<br>13' x 11'8<br>14' x 13'<br>10' x 10'<br># Of Rooms:<br># Of Kitchens:<br># Of Levels:<br>Suite:<br>Crawl/Bsmt Height: | 2, GROUP 1, NEW WESTMIN<br>earby<br>Floor<br>Main<br>Main<br>Bsmt<br>Bsmt<br>Bsmt<br>11<br>1<br>2<br>None | <b>Type</b><br>Bedroom<br>Storage<br>Foyer<br>Laundry<br><b>Bathroom Floor</b><br>Main | 10'3 x<br>5' x 5'<br>13'6 x<br>12'5 x<br><b># of Pieces</b><br>4 | 9'4<br>7'<br>10'5<br><b>Ensuite?</b><br>Yes |  |

Great family home in highly sought after East Central Maple Ridge location. This basement entry home has an unfinished basement (formerly a Mortgage Helper, and before that a licensed daycare) with roughed in plumbing and awaiting your finishing ideas. Upstairs are 3 bedrooms and 2 full bathrooms, and nice views of the Golden Ears mountains. There's access to the attached double garage off the lane, providing ample parking and convenience. Large, flat lot with mature landscaping. Easy access to Golden Ears way for commuters, and very close to Yennadon Elementary, Maple Ridge Park, Golden Ears Provincial Park, Davidson's Pool, Hot Rocks and many other local hidden gems. Great opportunity to put your own stamp on this lovely home. Ask about "Purchase plus improvements" mortgage options.



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.