23385 124 AVENUE MAPLE RIDGE

East Central, V2X 4K3

Residential Detached
\$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: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	Electricity,Natural Gas LOT 17, PLAN NWP85 Storage		2, GROUP 1, NEW WESTMIN	NSTER LAND DISTRICT			
Igmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: eatures: sylaw Restric: isting Broker(s):	Electricity,Natural Gas LOT 17, PLAN NWP85 Storage Central Location,Lane ClthWsh/Dryr/Frdg/Stv Royal LePage Elite We	5151, SECTION 21, TOWNSHIP 12 Access,Paved Road,Recreation N- ve/DW	2, GROUP 1, NEW WESTMIN				
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Igmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s):	Electricity,Natural Gas LOT 17, PLAN NWP85 Storage Central Location,Lane ClthWsh/Dryr/Frdg/Stw Royal LePage Elite We Type Living Room	5151, SECTION 21, TOWNSHIP 12 Access,Paved Road,Recreation N ve/DW est Dimensions 14' x 15'9	2, GROUP 1, NEW WESTMIN earby Floor Main	Type Bedroom	10'3 x		
lgmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s):	Electricity,Natural Gas LOT 17, PLAN NWP85 Storage Central Location,Lane CithWsh/Dryr/Frdg/Stw Royal LePage Elite We Type Living Room Dining Room	5151, SECTION 21, TOWNSHIP 12 Access,Paved Road,Recreation N ve/DW est Dimensions 14' x 15'9 12' x 9'6	2, GROUP 1, NEW WESTMIN earby Floor Main Main	Type Bedroom Storage	10'3 x 5' x 5'	9'4	
Igmt. Company: complex / Subdiv: eervices Connected: egal: menities: ite Influences: eatures: eatures: ylaw Restric: isting Broker(s): loor lain lain	Electricity,Natural Gas LOT 17, PLAN NWP85 Storage Central Location,Lane ClthWsh/Dryr/Frdg/Stv Royal LePage Elite We Type Living Room Dining Room Kitchen	5151, SECTION 21, TOWNSHIP 12 Access,Paved Road,Recreation N ve/DW est Dimensions 14' x 15'9 12' x 9'6 10' x 11'	2, GROUP 1, NEW WESTMIN earby Floor Main Main Bsmt	Type Bedroom Storage Foyer	10'3 x 5' x 5' 13'6 x	9'4 7'	
Igmt. Company: complex / Subdiv: eervices Connected: egal: menities: ite Influences: eatures: eatures: ylaw Restric: isting Broker(s): loor lain lain lain	Electricity,Natural Gas LOT 17, PLAN NWP85 Storage Central Location,Lane ClthWsh/Dryr/Frdg/Stv Royal LePage Elite We Type Living Room Dining Room Kitchen Nook	5151, SECTION 21, TOWNSHIP 12 Access,Paved Road,Recreation Nove/DW est Dimensions 14' x 15'9 12' x 9'6 10' x 11' 10' x 6'	2, GROUP 1, NEW WESTMIN earby Floor Main Main	Type Bedroom Storage	10'3 x 5' x 5'	9'4 7'	
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Floor Main Main Main Main	Electricity,Natural Gas LOT 17, PLAN NWP85 Storage Central Location,Lane ClthWsh/Dryr/Frdg/Stv Royal LePage Elite We Living Room Dining Room Kitchen Nook Family Room	5151, SECTION 21, TOWNSHIP 12 Access,Paved Road,Recreation Nove/DW east Dimensions 14' x 15'9 12' x 9'6 10' x 11' 10' x 6' 13' x 11'8	2, GROUP 1, NEW WESTMIN earby Floor Main Main Bsmt	Type Bedroom Storage Foyer	10'3 x 5' x 5' 13'6 x	9'4 7'	
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Coor Iain Iain Iain Iain Iain	Electricity,Natural Gas LOT 17, PLAN NWP85 Storage Central Location,Lane ClthWsh/Dryr/Frdg/Stv Royal LePage Elite We Living Room Dining Room Kitchen Nook Family Room Primary Bedroom	5151, SECTION 21, TOWNSHIP 12 Access,Paved Road,Recreation N- ve/DW est Dimensions 14' x 15'9 12' x 9'6 10' x 11' 10' x 6' 13' x 11'8 14' x 13'	2, GROUP 1, NEW WESTMIN earby Floor Main Main Bsmt	Type Bedroom Storage Foyer	10'3 x 5' x 5' 13'6 x	9'4 7'	
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): oor ain ain ain ain ain	Electricity,Natural Gas LOT 17, PLAN NWP85 Storage Central Location,Lane ClthWsh/Dryr/Frdg/Stv Royal LePage Elite We Living Room Dining Room Kitchen Nook Family Room	5151, SECTION 21, TOWNSHIP 12 Access,Paved Road,Recreation Nove/DW east Dimensions 14' x 15'9 12' x 9'6 10' x 11' 10' x 6' 13' x 11'8	2, GROUP 1, NEW WESTMIN earby Floor Main Main Bsmt	Type Bedroom Storage Foyer	10'3 x 5' x 5' 13'6 x	9'4 7'	
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Igmt. Company: complex / Subdiv: cervices Connected: egal: umenities: cite Influences: ceatures: cylaw Restric: isting Broker(s): loor lain lain lain lain lain lain lain lain	Electricity,Natural Gas LOT 17, PLAN NWP85 Storage Central Location,Lane ClthWsh/Dryr/Frdg/Stv Royal LePage Elite We Living Room Dining Room Kitchen Nook Family Room Primary Bedroom Bedroom	5151, SECTION 21, TOWNSHIP 12 Access,Paved Road,Recreation N ve/DW est Dimensions 14' x 15'9 12' x 9'6 10' x 11' 10' x 6' 13' x 11'8 14' x 13' 10' x 10' # Of Rooms:	2, GROUP 1, NEW WESTMIN earby Floor Main Main Bsmt Bsmt Bsmt	Type Bedroom Storage Foyer Laundry Bathroom Floor	10'3 x 5' x 5' 13'6 x 12'5 x # of Pieces	9'4 7' 10'5 Ensuite?	
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Agmt. Company: Complex / Subdiv: Services Connected: egal: Amenities: Site Influences: Features: Bylaw Restric: isting Broker(s): loor lain lain lain lain lain lain lain lain	Electricity,Natural Gas LOT 17, PLAN NWP85 Storage Central Location,Lane ClthWsh/Dryr/Frdg/Stv Royal LePage Elite We Living Room Dining Room Kitchen Nook Family Room Primary Bedroom Bedroom 1,413 sqft 0 sqft 954 sqft	5151, SECTION 21, TOWNSHIP 12 Access,Paved Road,Recreation N- ve/DW est Dimensions 14' x 15'9 12' x 9'6 10' x 11' 10' x 6' 13' x 11'8 14' x 13' 10' x 10' # Of Rooms: # Of Kitchens: # Of Levels:	2, GROUP 1, NEW WESTMIN earby Floor Main Main Bsmt Bsmt Bsmt 11 1 2	Type Bedroom Storage Foyer Laundry Bathroom Floor Main	10'3 x 5' x 5' 13'6 x 12'5 x # of Pieces 4	9'4 7' 10'5 Ensuite? Yes	
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main	Electricity,Natural Gas LOT 17, PLAN NWP85 Storage Central Location,Lane ClthWsh/Dryr/Frdg/Stv Royal LePage Elite We Living Room Dining Room Kitchen Nook Family Room Primary Bedroom Bedroom 1,413 sqft 0 sqft 954 sqft 0 sqft	5151, SECTION 21, TOWNSHIP 12 Access,Paved Road,Recreation N- ve/DW est Dimensions 14' x 15'9 12' x 9'6 10' x 11' 10' x 6' 13' x 11'8 14' x 13' 10' x 10' # Of Rooms: # Of Kitchens: # Of Levels: Suite:	2, GROUP 1, NEW WESTMIN earby Floor Main Main Bsmt Bsmt Bsmt 11 1 2	Type Bedroom Storage Foyer Laundry Bathroom Floor Main	10'3 x 5' x 5' 13'6 x 12'5 x # of Pieces 4	9'4 7' 10'5 Ensuite? Yes	
View: Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main M	Electricity,Natural Gas LOT 17, PLAN NWP85 Storage Central Location,Lane ClthWsh/Dryr/Frdg/Stv Royal LePage Elite We Living Room Dining Room Kitchen Nook Family Room Primary Bedroom Bedroom 1,413 sqft 0 sqft 954 sqft 0 sqft 2,367 sqft	5151, SECTION 21, TOWNSHIP 12 Access,Paved Road,Recreation N- ve/DW est Dimensions 14' x 15'9 12' x 9'6 10' x 11' 10' x 6' 13' x 11'8 14' x 13' 10' x 10' # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	2, GROUP 1, NEW WESTMIN earby Floor Main Main Bsmt Bsmt Bsmt 11 1 2 None	Type Bedroom Storage Foyer Laundry Bathroom Floor Main	10'3 x 5' x 5' 13'6 x 12'5 x # of Pieces 4	9'4 7' 10'5 Ensuite? 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.



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