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|---------------------------|----------|--------------------|---|----------------------------|-------------|
| Depth/Size (ft): | 112.40 | Bedrooms: | 3 | Approx. Year Built: | 1990 |
| Frontage (ft): | 54.50 | Bathrooms: | 2 | Age: | 34 |
| Lot Area: (sq.ft.) | 6,125.80 | Full Baths: | 2 | Zoning: | RS-1B |
| Flood Plain: | No | Half Baths: | 0 | Gross Taxes: | \$5,508.96 |
| Rear Yard Exp: | North | | | For Tax Year: | 2022 |
| View: | Yes | | | P.I.D.: | 015-965-066 |

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|-------------------------|--------------------------------|-------------------------|-----------------------|
| Style of Home: | Basement Entry | Parking: | Total: 4 - Covered: 2 |
| Construction: | Frame - Wood | Covered Parking: | 2 |
| Exterior: | Vinyl,Wood | Parking Access: | Lane |
| 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: | Forced Air,Natural Gas | Property Disc: | No |
| Outdoor Area: | Fenced Yard,Patio(s) & Deck(s) | PAD Rental: | |
| Type of Roof: | Asphalt | Fixtures Leased: | No |
| Floor Finish: | Wall/Wall/Mixed | Fixtures Rmvd: | No |

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|----------------------------|--|
| View: | Yes : Golden Ears |
| Mgmt. Company: | |
| Complex / Subdiv: | |
| Services Connected: | Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water |
| Legal: | LOT 17, PLAN NWP85151, SECTION 21, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT |
| Amenities: | Storage |
| Site Influences: | Central Location,Lane Access,Paved Road,Recreation Nearby |
| Features: | ClthWsh/Dryr/Frdg/Stve/DW |
| Bylaw Restrict: | |
| Listing Broker(s): | Royal LePage Elite West |

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|-------------|-------|---------|---------------|
| Main | Living Room | 14' x 15'9" | Main | Bedroom | 10'3" x 9'4" |
| Main | Dining Room | 12' x 9'6" | Main | Storage | 5' x 5' |
| Main | Kitchen | 10' x 11' | Bsmt | Foyer | 13'6" x 7' |
| Main | Nook | 10' x 6' | Bsmt | Laundry | 12'5" x 10'5" |
| Main | Family Room | 13' x 11'8" | | | |
| Main | Primary Bedroom | 14' x 13' | | | |
| Main | Bedroom | 10' x 10' | | | |

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|--------------------------------|------------|---------------------------|-----------------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 1,413 sqft | # Of Rooms: | 11 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 0 sqft | # Of Kitchens: | 1 | Main | 4 | Yes |
| Finished Floor (Below): | 954 sqft | # Of Levels: | 2 | Main | 4 | No |
| Finished Floor (Bsmt): | 0 sqft | Suite: | None | | | |
| Finished Floor (Total): | 2,367 sqft | Crawl/Bsmt Height: | | | | |
| Unfinished Floor: | 0 sqft | Basement: | Part,Unfinished | | | |
| Grand Total: | 2,367 sqft | Beds In Bsmt: | 0 / 3 | | | |
| | | # Of Pets: | | | | |

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.