24502 KIMOLA DRIVE MAPLE RIDGE

Albion, V2W 0B9

Depth/Size (1	ft):	124.69	Bedrooms:	5		Approx. Year Bu	uilt: 2008	
rontage (ft)		20.56	Bathrooms:	4		Age:	16	
ot Area: (so		7,158.00	Full Baths:	3		Zoning:	RS-1	В
lood Plain:	• •		Half Baths:	1		Gross Taxes:	\$6,73	
ear Yard Ex						For Tax Year:	2022	
/iew:	•	Yes				P.I.D.:		343-820
tyle of Hom	ne:	2 Storey w/Bsmt.			arking:	Total: 4 - Covere	d: 2	
onstructior	n:	Frame - Wood			overed Parking:	2		
xterior:		Stone, Vinyl, Wood			arking Access:	Front		
oundation:					arking:	Garage; Double		
ain Screen					ocker:			
enovations				_	nits in Dev:			
of Fireplac		1 - Fuel: Natural Gas			stance to:			
ater Supply	-	City/Municipal			tle to Land:	Freehold NonStr	ata	
uel/Heating	•	Forced Air,Natural Gas			operty Disc:	Yes		
utdoor Are	-	Patio(s)			AD Rental:			
ype of Roof		Asphalt			xtures Leased:	No		
loor Finish:	:	Hardwood, Tile		Fiz	xtures Rmvd:	No		
		Yes : GREENBELT						
lgmt. Comp omplex / Si ervices Co egal: menities:	ubdiv: nnected:	Electricity,Natural Gas,Sa LOT 171 SECTION 10 TO	-	VESTMINSTER DIS	STRICT PLAN BCP26	600		
Igmt. Comp Complex / Se Gervices Co Legal: Amenities: Site Influenc	ubdiv: nnected:	Electricity,Natural Gas,Sa LOT 171 SECTION 10 TC	WNSHIP 12 NEW W	VESTMINSTER DIS	STRICT PLAN BCP26	600		
Agmt. Comp Complex / Si Gervices Co Legal: Amenities: Site Influenc Features:	ubdiv: nnected: ces:	Electricity,Natural Gas,Sa	WNSHIP 12 NEW W	VESTMINSTER DIS	STRICT PLAN BCP26	600		
/iew: Agmt. Comp Complex / Si Services Co Legal: Amenities: Site Influence Features: Bylaw Restri	ubdiv: nnected: ces: ic:	Electricity,Natural Gas,Sa LOT 171 SECTION 10 TC Air Conditioning,ClthWsh/	WNSHIP 12 NEW W	VESTMINSTER DIS	STRICT PLAN BCP26	600		
Agmt. Comp Complex / Si Gervices Co Legal: Amenities: Site Influenc Features:	ubdiv: nnected: ces: ic:	Electricity,Natural Gas,Sa LOT 171 SECTION 10 TC	WNSHIP 12 NEW W	VESTMINSTER DIS	STRICT PLAN BCP26	600		
Igmt. Comp omplex / Si ervices Co egal: menities: ite Influenc eatures: ylaw Restri isting Brok	ubdiv: nnected: ces: ic:	Electricity,Natural Gas,Sa LOT 171 SECTION 10 TC Air Conditioning,ClthWsh/	WNSHIP 12 NEW W	VESTMINSTER DIS	STRICT PLAN BCP26	600	Туре	Dimensions
Igmt. Comp omplex / Si ervices Co egal: menities: ite Influence eatures: ylaw Restri isting Brok	ubdiv: nnected: ces: ic: ker(s):	Electricity,Natural Gas,Sa LOT 171 SECTION 10 TC Air Conditioning,ClthWsh/ Royal LePage Brent Robe	WNSHIP 12 NEW W Dryr/Frdg/Stve/DW erts Realty Floor		Dimensions		Type Recreation Room	
gmt. Comp omplex / Si ervices Co egal: menities: ite Influence eatures: ylaw Restri ylaw Restri sting Brok	ubdiv: nnected: ces: ic: xer(s): Type	Electricity,Natural Gas,Sa LOT 171 SECTION 10 TC Air Conditioning,ClthWsh/ Royal LePage Brent Robe Dimensions	WNSHIP 12 NEW W Dryr/Frdg/Stve/DW erts Realty	Туре		Floor Below		
gmt. Comp omplex / Si ervices Co egal: menities: ite Influenc eatures: ylaw Restri glaw Restri sisting Brok	ubdiv: innected: ces: ic: ker(s): Type Foyer	Electricity,Natural Gas,Sa LOT 171 SECTION 10 TC Air Conditioning,ClthWsh/ Royal LePage Brent Robe Dimensions 6'4 x 9'7 13'7 x 11'4	WNSHIP 12 NEW W Dryr/Frdg/Stve/DW erts Realty Floor	Type Primary	Dimensions 14'1 x 19'10 8'0 x 8'4	Floor Below	Recreation Room Gym	16'2 x 16'0
gmt. Comp omplex / Si ervices Co egal: menities: ite Influenc eatures: ylaw Restri isting Brok ustring Brok oor ain ain	ubdiv: onnected: ces: ic: ier(s): Type Foyer Den	Electricity,Natural Gas,Sa LOT 171 SECTION 10 TC Air Conditioning,ClthWsh/ Royal LePage Brent Robe Dimensions 6'4 x 9'7 13'7 x 11'4 n 14'1 x 10'9	WNSHIP 12 NEW W Dryr/Frdg/Stve/DW erts Realty Floor Above	Type Primary Bedroom	Dimensions 14'1 x 19'10	Floor Below Below	Recreation Room	16'2 x 16'0 10'9 x 14'4
Igmt. Comp omplex / Si ervices Co egal: menities: ite Influenc eatures: ylaw Restri isting Brok door ain ain ain	ubdiv: onnected: ces: ic: ker(s): Type Foyer Den Dining Roor	Electricity,Natural Gas,Sa LOT 171 SECTION 10 TC Air Conditioning,ClthWsh/ Royal LePage Brent Robe Dimensions 6'4 x 9'7 13'7 x 11'4 m 14'1 x 10'9 n 17'7 x 16'2	WNSHIP 12 NEW W Dryr/Frdg/Stve/DW erts Realty Floor Above Above	Type Primary Bedroom Walk-In Closet	Dimensions 14'1 x 19'10 8'0 x 8'4	Floor Below Below	Recreation Room Gym	16'2 x 16'0 10'9 x 14'4
Igmt. Comp complex / Si cervices Co egal: umenities: cite Influenc ceatures: cylaw Restri isting Brok loor lain lain lain lain	ubdiv: onnected: ces: ic: cer(s): Type Foyer Den Dining Roor Living Roon	Electricity,Natural Gas,Sa LOT 171 SECTION 10 TC Air Conditioning,ClthWsh/ Royal LePage Brent Robe Dimensions 6'4 x 9'7 13'7 x 11'4 m 14'1 x 10'9 n 17'7 x 16'2	WNSHIP 12 NEW W Dryr/Frdg/Stve/DW erts Realty Floor Above Above Above	Type Primary Bedroom Walk-In Closet Bedroom	Dimensions 14'1 x 19'10 8'0 x 8'4 10'8 x 11'8	Floor Below Below	Recreation Room Gym	16'2 x 16'0 10'9 x 14'4
Igmt. Comp omplex / Si ervices Co egal: menities: ite Influenc eatures: ylaw Restri isting Brok loor lain lain lain lain lain	ubdiv: onnected: ces: ic: cer(s): Type Foyer Den Dining Roon Living Roon Eating Area	Electricity,Natural Gas,Sa LOT 171 SECTION 10 TC Air Conditioning,ClthWsh/ Royal LePage Brent Robe Dimensions 6'4 x 9'7 13'7 x 11'4 m 14'1 x 10'9 n 17'7 x 16'2 11'1 x 17'4	WNSHIP 12 NEW W Dryr/Frdg/Stve/DW erts Realty Floor Above Above Above Above	Type Primary Bedroom Walk-In Closet Bedroom Bedroom	Dimensions 14'1 x 19'10 8'0 x 8'4 10'8 x 11'8 10'3 x 12'4	Floor Below Below	Recreation Room Gym	16'2 x 16'0 10'9 x 14'4
gmt. Comp omplex / Si ervices Co egal: menities: te Influenc eatures: ylaw Restri sting Brok oor ain ain ain ain	ubdiv: mnected: ces: ric: ter(s): Type Foyer Den Dining Roon Living Roon Eating Area Kitchen	Electricity,Natural Gas,Sa LOT 171 SECTION 10 TO Air Conditioning,ClthWsh/ Royal LePage Brent Robe Dimensions 6'4 x 9'7 13'7 x 11'4 m 14'1 x 10'9 n 17'7 x 16'2 11'1 x 17'4 15'2 x 10'2	WNSHIP 12 NEW W Dryr/Frdg/Stve/DW erts Realty Floor Above Above Above Above Above Above	Type Primary Bedroom Walk-In Closet Bedroom Bedroom Nook	Dimensions 14'1 x 19'10 8'0 x 8'4 10'8 x 11'8 10'3 x 12'4 12'11 x 15'6	Floor Below Below	Recreation Room Gym	16'2 x 16'0 10'9 x 14'4
gmt. Comp omplex / Si ervices Co egal: menities: ite Influence eatures: ylaw Restri ylaw Restri ylaw Restri sting Brok oor ain ain ain ain ain ain	ubdiv: mnected: ces: tic: ter(s): Type Foyer Den Dining Roon Living Roon Eating Area Kitchen Laundry	Electricity,Natural Gas,Sa LOT 171 SECTION 10 TC Air Conditioning,ClthWsh/ Royal LePage Brent Robe Dimensions 6'4 x 9'7 13'7 x 11'4 m 14'1 x 10'9 n 17'7 x 16'2 11'1 x 17'4 15'2 x 10'2 6'10 x 7'2	WNSHIP 12 NEW W Dryr/Frdg/Stve/DW erts Realty Floor Above Above Above Above Below Below	Type Primary Bedroom Walk-In Closet Bedroom Bedroom Bedroom Bedroom	Dimensions 14'1 x 19'10 8'0 x 8'4 10'8 x 11'8 10'3 x 12'4 12'11 x 15'6 19'2 x 16'6 12'5 x 9'11	Floor Below Below Below	Recreation Room Gym Laundry	16'2 x 16'0 10'9 x 14'4 10'1 x 11'10
gmt. Comp omplex / Si ervices Co egal: menities: ite Influenc eatures: ylaw Restri sting Brok oor ain ain ain ain ain ain	ubdiv: nnected: ces: ic: ter(s): Type Foyer Den Dining Roon Living Roon Living Roon Eating Area Kitchen Laundry por (Main):	Electricity,Natural Gas,Sa LOT 171 SECTION 10 TC Air Conditioning,ClthWsh/ Royal LePage Brent Robe Dimensions 6'4 x 9'7 13'7 x 11'4 m 14'1 x 10'9 n 17'7 x 16'2 11'1 x 17'4 15'2 x 10'2 6'10 x 7'2 1,467 sqft	WNSHIP 12 NEW W Dryr/Frdg/Stve/DW erts Realty Floor Above Above Above Above Below Below # Of Rooms:	Type Primary Bedroom Walk-In Closet Bedroom Bedroom Bedroom Bedroom	Dimensions 14'1 x 19'10 8'0 x 8'4 10'8 x 11'8 10'3 x 12'4 12'11 x 15'6 19'2 x 16'6 12'5 x 9'11	Floor Below Below Below Below	Recreation Room Gym Laundry	16'2 x 16'0 10'9 x 14'4 10'1 x 11'10 Ensuite?
gmt. Comp omplex / Si ervices Co egal: menities: ite Influenc eatures: ylaw Restri datines ain ain ain ain ain ain ain ain ain	ubdiv: onnected: ces: ic: ter(s): Type Foyer Den Dining Roor Living Roon Eating Area Kitchen Laundry por (Main): oor (Main):	Electricity,Natural Gas,Sa LOT 171 SECTION 10 TC Air Conditioning,ClthWsh/ Royal LePage Brent Robe Dimensions 6'4 x 9'7 13'7 x 11'4 n 14'1 x 10'9 n 17'7 x 16'2 11'1 x 17'4 15'2 x 10'2 6'10 x 7'2 1,467 sqft 1,329 sqft	WNSHIP 12 NEW W Dryr/Frdg/Stve/DW erts Realty Floor Above Above Above Above Below Below Below Below Below	Type Primary Bedroom Walk-In Closet Bedroom Bedroom Bedroom Bedroom	Dimensions 14'1 x 19'10 8'0 x 8'4 10'8 x 11'8 10'3 x 12'4 12'11 x 15'6 19'2 x 16'6 12'5 x 9'11	Floor Below Below Below Below	Recreation Room Gym Laundry	16'2 x 16'0 10'9 x 14'4 10'1 x 11'10 Ensuite? No
gmt. Comp omplex / Si ervices Co egal: menities: ite Influenc eatures: ylaw Restri dating Brok oor ain ain ain ain ain ain ain ain ain ain	ubdiv: onnected: ces: ic: cer(s): Type Foyer Den Dining Roor Living Roon Eating Area Kitchen Laundry por (Main): or (Above): or (Below):	Electricity,Natural Gas,Sa LOT 171 SECTION 10 TC Air Conditioning,ClthWsh/ Royal LePage Brent Robe Dimensions 6'4 x 9'7 13'7 x 11'4 m 14'1 x 10'9 n 17'7 x 16'2 11'1 x 17'4 15'2 x 10'2 6'10 x 7'2 1,467 sqft 1,329 sqft 1,459 sqft	WNSHIP 12 NEW W Dryr/Frdg/Stve/DW erts Realty Floor Above Above Above Above Below Below Below Below Below Below	Type Primary Bedroom Walk-In Closet Bedroom Bedroom Bedroom Bedroom	Dimensions 14'1 x 19'10 8'0 x 8'4 10'8 x 11'8 10'3 x 12'4 12'11 x 15'6 19'2 x 16'6 12'5 x 9'11	Floor Below Below Below Below Below	Recreation Room Gym Laundry	16'2 x 16'0 10'9 x 14'4 10'1 x 11'10 Ensuite? No Yes
gmt. Comp omplex / Si ervices Co egal: menities: ite Influence eatures: ylaw Restri dating Brok oor ain ain ain ain ain ain ain ain ain ain	ubdiv: onnected: ces: cic: cer(s): Type Foyer Den Dining Roon Living Roon Eating Area Kitchen Laundry or (Main): or (Above): or (Below): or (Bsmt):	Electricity,Natural Gas,Sa LOT 171 SECTION 10 TC Air Conditioning,ClthWsh/ Royal LePage Brent Robe Dimensions 6'4 x 9'7 13'7 x 11'4 m 14'1 x 10'9 n 17'7 x 16'2 11'1 x 17'4 15'2 x 10'2 6'10 x 7'2 1,467 sqft 1,329 sqft 1,459 sqft 0 sqft	WNSHIP 12 NEW W Dryr/Frdg/Stve/DW erts Realty Floor Above Above Above Above Below Below Below Below Below Below Below Below Below Below Below	Type Primary Bedroom Walk-In Closet Bedroom Bedroom Bedroom Bedroom 17 5: 1 3 3	Dimensions 14'1 x 19'10 8'0 x 8'4 10'8 x 11'8 10'3 x 12'4 12'11 x 15'6 19'2 x 16'6 12'5 x 9'11	Floor Below Below Below Below Below	r # of Pieces 2 5 4	16'2 x 16'0 10'9 x 14'4 10'1 x 11'10 Ensuite? No Yes No
Igmt. Comp complex / Si ervices Co egal: menities: ite Influenc eatures: ylaw Restri isting Brok loor lain lain lain lain lain lain lain lain	ubdiv: onnected: ces: ces: tic: ter(s): Type Foyer Den Dining Roon Living Roon Eating Area Kitchen Laundry for (Main): for (Above): for (Below): for (Bsmt): for (Total):	Electricity,Natural Gas,Sa LOT 171 SECTION 10 TO Air Conditioning,ClthWsh/ Royal LePage Brent Robe Dimensions 6'4 x 9'7 13'7 x 11'4 n 14'1 x 10'9 n 17'7 x 16'2 11'1 x 17'4 15'2 x 10'2 6'10 x 7'2 1,467 sqft 1,329 sqft 1,459 sqft 0 sqft 4,255 sqft	WNSHIP 12 NEW W Dryr/Frdg/Stve/DW erts Realty Floor Above Above Above Above Below Below Below Below Below Below Below Below Below Below	Type Primary Bedroom Walk-In Closet Bedroom Bedroom Bedroom Bedroom 3: 17 3 5: 1 3 4eight:	Dimensions 14'1 x 19'10 8'0 x 8'4 10'8 x 11'8 10'3 x 12'4 12'11 x 15'6 19'2 x 16'6 12'5 x 9'11	Floor Below Below Below Below Below	Recreation Room Gym Laundry r # of Pieces 2 5	16'2 x 16'0 10'9 x 14'4 10'1 x 11'10 Ensuite? No Yes
Igmt. Comp Complex / Si Services Co .egal: Amenities: Site Influence Features: Bylaw Restri isting Brok Ioor Iain Iain Iain Iain Iain Iain Iain Iain	ubdiv: onnected: ces: ces: tic: ter(s): Type Foyer Den Dining Roon Living Roon Eating Area Kitchen Laundry for (Main): for (Below): for (Below): for (Total): Floor:	Electricity,Natural Gas,Sa LOT 171 SECTION 10 TC Air Conditioning,ClthWsh/ Royal LePage Brent Robe Dimensions 6'4 x 9'7 13'7 x 11'4 m 14'1 x 10'9 n 17'7 x 16'2 11'1 x 17'4 15'2 x 10'2 6'10 x 7'2 1,467 sqft 1,329 sqft 1,459 sqft 0 sqft	WNSHIP 12 NEW W Dryr/Frdg/Stve/DW erts Realty Floor Above Above Above Above Below Below Below Below Below Below Below Below Below Below Below	Type Primary Bedroom Walk-In Closet Bedroom Bedroom Bedroom Bedroom 17 s: 1 3 4eight: Fu	Dimensions 14'1 x 19'10 8'0 x 8'4 10'8 x 11'8 10'3 x 12'4 12'11 x 15'6 19'2 x 16'6 12'5 x 9'11	Floor Below Below Below Below Below	r # of Pieces 2 5 4	16'2 x 16'0 10'9 x 14'4 10'1 x 11'10 Ensuite? No Yes No

This stunning well-maintained home offers a fabulous 2 storey river rock gas fireplace, open layout perfect for entertaining. The kitchen has stainless steel appliances including a 6burner gas stove with double oven. Main floor boasts a private study and powder room. Upstairs you'll find a huge main bedroom, walk-in closet and spa-like ensuite. A full bath, 2 bedrooms and a flex space. The fully developed basement includes a large rec room, 2 bedrooms, dream laundry room and is plumbed and wired for a potential future suite. All floors boast large windows allowing plenty of light. The beautiful yard- a private oasis backs onto protected greenbelt with quick access to community walking trails. A custom-built shed, double attached garage, central AC and SO much more!

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.