R2881651 House/Single Family

## 23085 116 AVENUE MAPLE RIDGE

East Central, V2X 1Z4

Residential	Detac	ched
\$99	9,900	(LP)

	East Central, V2X 1Z4					\$999,900 (1	
Depth/Size (ft):	100	Bedrooms:	2	Approx. Year Bui	lt: 1994	4	
rontage (ft):	40.00	Bathrooms:	2	Age:	30		
ot Area: (sq.ft.)	4,000.00	Full Baths:	2	Zoning:	R1		
ood Plain:		Half Baths:	0	Gross Taxes:	\$5,1	16.55	
ear Yard Exp:				For Tax Year:	2022		
/iew:				P.I.D.:		-524-885	
tyle of Home:	Rancher/Bungalow		Parking:	Total: 3 - Covered:	: 1		
onstruction:	Frame - Wood		Covered Parking:	1			
xterior:	Vinyl		Parking Access:				
oundation:			Parking:	Garage; Single			
ain Screen:			Locker:				
enovations:			Units in Dev:				
of Fireplaces:	1 - Fuel: Natural Gas		Distance to:				
ater Supply:	City/Municipal		Title to Land:	Freehold NonStrat	ta		
uel/Heating:	Hot Water, Radiant		Property Disc:	Yes			
outdoor Area:	Patio(s)		PAD Rental:				
ype of Roof:	Asphalt		Fixtures Leased:	No			
loor Finish:			Fixtures Rmvd:				
/Igmt. Company: Complex / Subdiv:	Electricity Natural Ga	s Sanitary Sewer Water					
lgmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric:	LOT 2 SECTION 17 T Central Location,Priva	s,Sanitary Sewer,Water OWNSHIP 12 NEW WESTMINSTE ate Setting,Private Yard	R PLAN LMP12952				
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric:	LOT 2 SECTION 17 T Central Location,Priva	OWNSHIP 12 NEW WESTMINSTE	R PLAN LMP12952				
Igmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: tylaw Restric: isting Broker(s):	LOT 2 SECTION 17 T Central Location,Priva Johnston Meier Insura	OWNSHIP 12 NEW WESTMINSTE ate Setting,Private Yard ance Agencies & Realty Ltd. Dimensions	R PLAN LMP12952	Туре	Dimen	sions	
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s):	LOT 2 SECTION 17 T Central Location,Priva Johnston Meier Insura <b>Type</b> Kitchen	OWNSHIP 12 NEW WESTMINSTE ate Setting,Private Yard ance Agencies & Realty Ltd. <b>Dimensions</b> 11'10 x 9'5		Туре	Dimen	sions	
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): oor ain ain	LOT 2 SECTION 17 T Central Location,Priva Johnston Meier Insura <b>Type</b> Kitchen Living Room	OWNSHIP 12 NEW WESTMINSTE ate Setting,Private Yard ance Agencies & Realty Ltd. <b>Dimensions</b> 11'10 x 9'5 12'7 x 10'11		Туре	Dimen	Isions	
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): oor ain ain	LOT 2 SECTION 17 T Central Location,Priva Johnston Meier Insura <b>Type</b> Kitchen Living Room Bedroom	OWNSHIP 12 NEW WESTMINSTE ate Setting,Private Yard ance Agencies & Realty Ltd. Dimensions 11'10 x 9'5 12'7 x 10'11 10'1 x 9'11		Туре	Dimen	isions	
Igmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): oor ain ain ain	LOT 2 SECTION 17 T Central Location,Priva Johnston Meier Insura <b>Type</b> Kitchen Living Room Bedroom Primary Bedroom	OWNSHIP 12 NEW WESTMINSTE ate Setting,Private Yard ance Agencies & Realty Ltd. Dimensions 11'10 x 9'5 12'7 x 10'11 10'1 x 9'11 13'4 x 10'11		Туре	Dimen	sions	
lgmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): loor ain ain ain	LOT 2 SECTION 17 T Central Location,Priva Johnston Meier Insura <b>Type</b> Kitchen Living Room Bedroom Primary Bedroom Family Room	OWNSHIP 12 NEW WESTMINSTE ate Setting,Private Yard ance Agencies & Realty Ltd. Dimensions 11'10 x 9'5 12'7 x 10'11 10'1 x 9'11 13'4 x 10'11 16' x 11'10		Туре	Dimen	Isions	
Igmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): loor lain lain lain lain	LOT 2 SECTION 17 T Central Location,Priva Johnston Meier Insura <b>Type</b> Kitchen Living Room Bedroom Primary Bedroom Family Room Foyer	OWNSHIP 12 NEW WESTMINSTE ate Setting,Private Yard ance Agencies & Realty Ltd. <b>Dimensions</b> 11'10 x 9'5 12'7 x 10'11 10'1 x 9'11 13'4 x 10'11 16' x 11'10 5'9 x 4'11		Туре	Dimen	sions	
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: sting Broker(s): oor ain ain ain ain	LOT 2 SECTION 17 T Central Location,Priva Johnston Meier Insura <b>Type</b> Kitchen Living Room Bedroom Primary Bedroom Family Room	OWNSHIP 12 NEW WESTMINSTE ate Setting,Private Yard ance Agencies & Realty Ltd. Dimensions 11'10 x 9'5 12'7 x 10'11 10'1 x 9'11 13'4 x 10'11 16' x 11'10		Туре	Dimen	Isions	
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): oor ain ain ain ain ain ain	LOT 2 SECTION 17 T Central Location,Priva Johnston Meier Insura Kitchen Living Room Bedroom Primary Bedroom Family Room Foyer Laundry	OWNSHIP 12 NEW WESTMINSTE ate Setting,Private Yard ance Agencies & Realty Ltd. <b>Dimensions</b> 11'10 x 9'5 12'7 x 10'11 10'1 x 9'11 13'4 x 10'11 16' x 11'10 5'9 x 4'11		Type Bathroom Floor	Dimen # of Pieces	isions	
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): oor ain ain ain ain ain ain ain ain	LOT 2 SECTION 17 T Central Location,Priva Johnston Meier Insura Kitchen Living Room Bedroom Primary Bedroom Family Room Foyer Laundry 1,328 sqft	COWNSHIP 12 NEW WESTMINSTE ate Setting,Private Yard ance Agencies & Realty Ltd. Dimensions 11'10 x 9'5 12'7 x 10'11 10'1 x 9'11 13'4 x 10'11 16' x 11'10 5'9 x 4'11 10'5 x 4'10	Floor				
Igmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): loor ain ain ain ain ain ain ain ain bain ba	LOT 2 SECTION 17 T Central Location,Priva Johnston Meier Insura Type Kitchen Living Room Bedroom Primary Bedroom Family Room Foyer Laundry 1,328 sqft 0 sqft	COWNSHIP 12 NEW WESTMINSTE ate Setting,Private Yard ance Agencies & Realty Ltd. Dimensions 11'10 x 9'5 12'7 x 10'11 10'1 x 9'11 13'4 x 10'11 16' x 11'10 5'9 x 4'11 10'5 x 4'10 # Of Rooms:	Floor   7	Bathroom Floor	# of Pieces	Ensuite? Yes	
Igmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): loor ain ain ain ain ain ain ain ain bain ba	LOT 2 SECTION 17 T Central Location,Priva Johnston Meier Insura Kitchen Living Room Bedroom Primary Bedroom Family Room Foyer Laundry 1,328 sqft 0 sqft 0 sqft	Dimensions     11'10 x 9'5     12'7 x 10'11     10'1 x 9'11     13'4 x 10'11     16' x 11'10     5'9 x 4'11     10'5 x 4'10     # Of Rooms:     # Of Kitchens:     # Of Levels:	Floor 7 1	Bathroom Floor Main	<b># of Pieces</b> 3	Ensuite?	
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): oor ain ain ain ain ain ain ain ain ain ain	LOT 2 SECTION 17 T Central Location,Priva Johnston Meier Insura Kitchen Living Room Bedroom Primary Bedroom Family Room Foyer Laundry 1,328 sqft 0 sqft 0 sqft 0 sqft 0 sqft	Dimensions     11'10 x 9'5     12'7 x 10'11     10'1 x 9'11     13'4 x 10'11     16' x 11'10     5'9 x 4'11     10'5 x 4'10     # Of Rooms:     # Of Levels:     Suite:	Floor 7 1	Bathroom Floor Main	<b># of Pieces</b> 3	Ensuite? Yes	
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Toor lain lain lain lain lain lain lain lain	LOT 2 SECTION 17 T Central Location,Priva Johnston Meier Insura Kitchen Living Room Bedroom Primary Bedroom Family Room Family Room Foyer Laundry 1,328 sqft 0 sqft 0 sqft 0 sqft 1,328 sqft	Dimensions     11'10 x 9'5     12'7 x 10'11     10'1 x 9'11     13'4 x 10'11     16' x 11'10     5'9 x 4'11     10'5 x 4'10     # Of Rooms:     # Of Kitchens:     # Of Levels:     Suite:     Crawl/Bsmt Height:	Fioor 7 1 1	Bathroom Floor Main	<b># of Pieces</b> 3	Ensuite? Yes	
/iew: Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main M	LOT 2 SECTION 17 T Central Location,Priva Johnston Meier Insura Kitchen Living Room Bedroom Primary Bedroom Family Room Foyer Laundry 1,328 sqft 0 sqft 0 sqft 0 sqft 0 sqft	Dimensions     11'10 x 9'5     12'7 x 10'11     10'1 x 9'11     13'4 x 10'11     16' x 11'10     5'9 x 4'11     10'5 x 4'10     # Of Rooms:     # Of Levels:     Suite:	Floor 7 1	Bathroom Floor Main	<b># of Pieces</b> 3	Ensuite? Yes	

Discover the charm and convenience of this well maintained 2bed(poss 3) /2bath rancher, offers a seamless living experience all on one level. Whether you're a growing family, looking to downsize, or investment opportunity, this property caters to your needs. A prime location across from Thomas Haney and short walk to Golden Ears Elementary. Inside a functional kitchen, ideal for family and hosting gatherings. The spacious living area provides room for entertainment and inviting atmosphere for daily living. Full main bathroom with big soaker tub. Master bedroom retreat, complete with ensuite for added privacy. Additional features include a garage for parking and storage. Outside, the low-maintenance fenced yard offers a private oasis for outdoor activities, gardening, or simply unwinding!

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.