R2265720

House/Single Family

Maple Ridge
East Central
V2X 2K3

Residential Detached \$568,000 (LP)

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Depth/Size (ft.): 98.84 Approx. Yr Built: 1954 Frontage (ft.): 50.33 Lot Area (sq.ft.): Bedrooms: Age: RS1 Flood Plain: Zoning: Rear Yard Exp: Full Baths: Gross Taxes: \$3,543.54 Half Baths: For Tax Year: 2017

P.I.D.: **004-807-375** 

Dist to School Bus:

Freehold NonStrata

Hardwood, Tile

4 Covered Parking: 1 Parking Access: Front

View: No

Complex / Subdiv:

Services Connected: Sanitary Sewer, Storm Sewer, Water

Total Parking:

Dist. to Transit:

Title to Land:

Property Disc.: PAD Rental:

Floor Finish:

Fixtures Leased: Fixtures Rmvd:

Parking:

Style of Home: Rancher/Bungalow Construction: Frame - Wood

Exterior: Vinyl

Foundation: Concrete Perimeter

Rain Screen:
Renovations: Partly

# of Fireplaces: 0
Fireplace Fuel:

Water Supply: City/Municipal

Fuel/Heating: Electric
Outdoor Area: Fenced Yard
Type of Roof: Asphalt

Legal: PL NWP59097 LT 2 LD 36 SEC 17 TWP 12.

Amenities:

Site Influences:

Grand Total:

Central Location, Recreation Nearby, Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

| Floor                      | Type             | Dimensions  | Floor               | Type | Dime                   | nsions | Floor | Type     | Dir         | mensions |
|----------------------------|------------------|-------------|---------------------|------|------------------------|--------|-------|----------|-------------|----------|
| Main                       | Living Room      | 15' x 11'   |                     |      |                        | X      |       |          |             | x        |
| Main                       | Kitchen          | 10' x 9'9   |                     |      |                        | X      |       |          |             | x        |
| Main                       | Bedroom          | 11'6 x 10'  | '                   |      |                        | X      |       |          |             | x        |
| Main                       | Bedroom          | 11'6 x 9'2  |                     |      |                        | X      |       |          |             | x        |
|                            |                  | x           |                     |      |                        | X      |       |          |             | x        |
|                            |                  | x           |                     |      |                        | X      |       |          |             | x        |
|                            |                  | x           |                     |      |                        | X      |       |          |             | x        |
|                            |                  | x           |                     |      |                        | X      |       |          |             | x        |
|                            |                  | x           |                     |      |                        | X      |       |          |             |          |
|                            |                  | x           |                     |      |                        | X      |       |          |             |          |
| Finished                   | d Floor (Main):  | 712         | # of Rooms:         |      | 4                      |        | Ва    | th Floor | # of Pieces | Ensuite? |
| Finished                   | d Floor (Above): | 0           | # of Kitchens       | :    | 1                      |        | 1     | Main     | 4           | No       |
| Finished Floor (Below):    |                  | 0           | # of Levels:        |      | 1                      |        | 2     |          |             |          |
| Finished Floor (Basement): |                  | 0           | Suite:              |      | None                   |        | 3     |          |             |          |
| Finished Floor (Total):    |                  | 712 sq. ft. | Crawl/Bsmt. Height: |      |                        |        | 4     |          |             |          |
|                            |                  |             | Beds in Bsmt.:      |      | 0 Beds not in Bsmt.: 2 |        | 5     |          |             |          |
| Unfinished Floor:          |                  | 0           | Rasement:           |      | Crawl                  | 6      |       |          |             |          |

Listing Broker(s): Royal LePage Sterling Realty

"Investors – Builders – First Time Buyers" Build your dream home or rent this doll house, or move in. Updates: Newer kitchen, newer tiles with in-floor heat, newer washer & dryer, newer windows, tankless hot water system, garage roof 5 years, main roof 14 yrs. Garage with 220 wiring. Won't last – great investment.

The enclosed information while deemed to be correct, is not guaranteed. This communication is not intended to solicit properties already listed for sale.

712 sq. ft.



features

## 22975 117 Avenue, Maple Ridge











REAL ESTATE & PROPERTY MANAGEMENT GROUP

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| Price     | \$568,000      |
|-----------|----------------|
| Tax       | \$3543.54/2017 |
| Lot       | 4,970 sf       |
| Size      | 712 sf         |
| Bedrooms  | 2              |
| Bathrooms | 1              |
|           |                |