



Presented by:
P.A. 'Doc' Livingston PREC*

Sutton Grp-West Coast Realty

www.homeshuntersbc.com
doc@homehuntersbc.com



Active
R2178317
Board: V
House with Acreage

13557 224 STREET

Maple Ridge
North Maple Ridge
V4R 2P8

Residential Detached

\$620,000 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$620,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1944
Depth / Size:	Bathrooms: 1	Age: 73
Lot Area (sq.ft.): 0.00	Full Baths: 1	Zoning: RS-3
Flood Plain: Yes	Half Baths: 0	Gross Taxes: \$2,359.22
Rear Yard Exp:		For Tax Year: 2017
Approval Req?:		Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 005-811-902
		Tour:

View: **No** :
Complex / Subdiv:
Services Connected: **Unknown**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Other**
Rain Screen:
Renovations:
of Fireplaces: **0**
Fireplace Fuel: **None**
Water Supply: **City/Municipal**
Fuel/Heating: **Other**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: Covered Parking: Parking Access:
Parking: **Open**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata**
Dist. to School Bus:
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish:

Legal: **PL NWP10362 LT B LD 36 SEC 30 TWP 12**

Amenities: **None**

Site Influences: **Paved Road, Private Setting, Private Yard, Treed**
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	10' x 10'			x			x
Main	Kitchen	10' x 10'			x			x
Main	Other	10' x 10'			x			x
Main	Laundry	10' x 5'			x			x
Above	Other	10' x 10'			x			x
Above	Bedroom	10' x 10'			x			x
Above	Bedroom	10' x 10'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 1,000	# of Rooms: 7	<u>Bath</u>	<u>Floor</u>	<u># of Pieces</u>	<u>Ensuite?</u>	<u>Outbuildings</u>
Finished Floor (Above): 1,000	# of Kitchens: 1	1	Above	3	No	Barn:
Finished Floor (Below): 0	# of Levels: 2	2				Workshop/Shed:
Finished Floor (Basement): 0	Suite: None	3				Pool:
Finished Floor (Total): 2,000 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
	Beds in Basement: 0	5				Door Height:
Unfinished Floor: 0	Basement: None	6				
Grand Total: 2,000 sq. ft.		7				
		8				

Listing Broker(s): **RE/MAX Sabre Realty Group**

Approximately 2.5 acres (approximately 108,715.5 square feet). This property is zoned RS-3, is in the Agriculture Land Reserve and the flood plain. Fantastic parcel in a rural setting with easy access to all the amenities of downtown Maple Ridge. There are two structures on the property but the value is in the land. All measurements and sizes are approximate.



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Active R2179105 Board: V House/Single Family		11125 236 STREET Maple Ridge Cottonwood MR V2W 2G1		Residential Detached \$899,900 (LP) (SP)																																																																																														
		Sold Date: Meas. Type: Feet Depth / Size: 0.00 Lot Area (sq.ft.): 4,779.00 Flood Plain: Rear Yard Exp: Approval Req?: If new, GST/HST inc?:		Frontage (feet): 0.00 Bedrooms: 5 Bathrooms: 3 Full Baths: 3 Half Baths: 0 Original Price: \$899,900 Approx. Year Built: 2005 Age: 12 Zoning: SFD Gross Taxes: \$4,776.87 For Tax Year: 2017 Tax Inc. Utilities?: No P.I.D.: 026-025-001 Tour: Virtual Tour URL																																																																																														
View: No : Complex / Subdiv: KANAKA CREEK PLACE Services Connected: Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water																																																																																																		
Style of Home: Basement Entry Construction: Frame - Wood Exterior: Stone, Vinyl Foundation: Concrete Perimeter Rain Screen: Renovations: # of Fireplaces: 2 Fireplace Fuel: Electric, Gas - Natural Water Supply: City/Municipal Fuel/Heating: Forced Air, Natural Gas Outdoor Area: Balcny(s) Patio(s) Dck(s) Type of Roof: Asphalt		Total Parking: Covered Parking: 2 Parking Access: Lane, Side Parking: DetachedGrge/Carport, Garage; Double Dist. to Public Transit: Title to Land: Freehold NonStrata Property Disc.: Yes PAD Rental: Fixtures Leased: No : Fixtures Rmvd: No : Floor Finish: Laminate, Tile, Wall/Wall/Mixed		Dist. to School Bus: Reno. Year: R.I. Plumbing: R.I. Fireplaces:																																																																																														
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Site Influences: Central Location, Cleared, Recreation Nearby, Shopping Nearby Features: ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Security System																																																																																																		
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GORGEOUS and WELL MAINTAINED CORNER LOT in great FAMILY NEIGHBOURHOOD. Steps away from Kanaka Creek and conveniently located close to PARKS, SCHOOLS, TRAILS and all AMENITIES this home is perfect for the growing family! HIGH CEILINGS and LARGE ENTRY WAY make this home feel so SPACIOUS and INVITING! This OPEN and FREE FLOWING plan offers the most FUNCTIONAL LAYOUT on both floors and a detached DOUBLE GARAGE. Book your showing or visit our OPEN HOUSE June 25th from 2:00PM - 4:00PM.																																																																																																		