



Presented by:
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Active
R2719471

Board: V
House/Single Family

24921 DEWDNEY TRUNK ROAD

Maple Ridge
Websters Corners
V4R 1X4

Residential Detached

\$859,900 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$898,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1960
Frontage(feet): 0.00	Bathrooms: 2	Age: 63
Frontage(metres): 0.00	Full Baths: 1	Zoning: RES
Depth / Size: 0	Half Baths: 1	Gross Taxes: \$4,402.92
Lot Area (sq.ft.): 10,360.00	Rear Yard Exp: North	For Tax Year: 2021
Lot Area (acres): 0.24	P.I.D.: 010-048-740	Tax Inc. Utilities?: No
Flood Plain:		Tour: Virtual Tour URL
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey, Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Mixed, Stucco**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Baseboard, Hot Water**
Outdoor Area: **Fenced Yard, Sundeck(s)**
Type of Roof: **Asphalt**

Reno. Year: **2017**
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **10** Covered Parking: **1** Parking Access: **Front**
Parking: **DetachedGrge/Carport, Garage; Single, RV Parking Avail.**
Driveway Finish: **Asphalt, Gravel**
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No :SOLD AS IS WHERE IS AT TIME OF POSSESSION**
Fixtures Rmvd: **No :SOLD AS IS WHERE IS AT TIME OF POSSESSION**
Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Legal: **LOT 14 SECTION 23 TOWNSHIP 12 NEW WESTMINSTER DISTRICT PLAN 15267**

Amenities: **Workshop Detached**

Site Influences: **Private Yard, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main):	988	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	17'6 x14'0			x	Floor
Finished Floor (AbvMain2):	0	Main	Kitchen	11'2 x8'3			x	#Pcs
Finished Floor (Below):	0	Main	Eating Area	11'4 x6'3			x	Main
Finished Floor (Basement):	0	Main	Laundry	7'6 x6'10			x	Main
Finished Floor (Total):	988sq. ft.	Main	Primary Bedroom	11'0 x10'5			x	
Unfinished Floor:	0	Main	Bedroom	10'6 x8'6			x	
Grand Total:	988sq. ft.	Main	Bedroom	10'8 x10'5			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
				x			x	
				x			x	
				x			x	
Suite: None				x			x	
Basement: Crawl				x			x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 7	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Royal LePage West Real Estate Services**

WOW!! Beautiful 3 bedroom rancher style home-perfect for those wanting one level living. Nice size bedrooms. Formal area offers a large living room with gas fireplace feature wall, ceiling crown moldings and high baseboards. Updates include; light fixtures, countertops, vinyl windows, updated bathrooms with the main bath offering deep tub and updated tiling and double sinks Nice updated kitchen with island, updated door hardware and tile splash. Great and convenient laundry room/boot room with door to single garage. Kitchen has a slider to this huge covered deck -perfect for family gatherings. BONUS-PERFECT FOR CAR BUFFS OR THOSE WANTING A DETACHED WORKSHOP is the 25x16 detached garage. parking is bountiful and is easily suitable for an RV.