



Presented by:
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Active
R2326795
Board: V
House/Single Family

23278 124A AVENUE

Maple Ridge
East Central
V2X 1R6

Residential Detached

\$759,900 (LP)

(SP)



Sold Date:	Frontage (feet):	44.00	Original Price: \$824,900
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1993
Depth / Size: Irreg	Bathrooms:	3	Age: 26
Lot Area (sq.ft.): 7,170.00	Full Baths:	3	Zoning: SF
Flood Plain: No	Half Baths:	0	Gross Taxes: \$4,666.19
Rear Yard Exp: South			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 018-139-027
			Tour:

View: **Yes: Mountain**
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Dist. to Public Transit: **Close** Dist. to School Bus: **Close**
Title to Land: **Freehold NonStrata**
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Laminate, Mixed, Tile**

Legal: **LOT 7 SECTION 21 TOWNSHIP 12 LD 36 NEW WESTMINSTER DISTRICT PLAN LMP9034**

Amenities:

Site Influences: **Central Location, Cul-de-Sac, Private Setting**
Features: **Garage Door Opener**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 13'	Below	Living Room	14' x 11'			x
Main	Dining Room	13' x 10'	Below	Kitchen	10' x 8'			x
Main	Kitchen	16' x 9'	Below	Bedroom	16' x 11'			x
Main	Eating Area	9' x 9'						x
Main	Family Room	14' x 14'						x
Main	Master Bedroom	15'6" x 13'						x
Main	Bedroom	12'8" x 11'						x
Main	Bedroom	12' x 9'4"						x
Below	Den	13'3" x 9'						x
Below	Laundry	7' x 6'						x

Finished Floor (Main): 1,521	# of Rooms: 13	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	# of Kitchens: 2	1	Main	4	No	Barn:
Finished Floor (Below): 997	# of Levels: 2	2	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement): 0	Suite:	3	Below	4	No	Pool:
Finished Floor (Total): 2,518 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor: 0	Beds in Basement: 0 Beds not in Basement: 4	5				Door Height:
Grand Total: 2,518 sq. ft.	Basement: Fully Finished, Part, Separate Entry	6				
		7				
		8				

Listing Broker(s): **RE/MAX Crest Realty**

Beautiful family home on a quiet cul-de-sac. Basement entry home with a 1 bedroom ground level basement suite. 3 bedrooms up with 2 baths and a family room as well. Lovely large deck overlooking the oversized completely fenced in backyard. Kitchen is bright and spacious connected to the family room. Double car garage with room for RV parking as well. Nice views of Golden Ears from the large Living Room window. Home is 2,518 sq. ft. in size and the flat level lot is 7,170 sq. ft.