




Presented by:
Brian Chen
 Keller Williams Elite Realty
 Phone: 778-858-0136
 brianchen747@gmail.com



Active
R2600142
 Board: V
 House/Single Family

21374 RIVER ROAD
 Maple Ridge
 Southwest Maple Ridge
 V2X 2B3

Residential Detached
\$961,800 (LP)
 (SP) 



Sold Date: If new, GST/HST inc?: Original Price: **\$986,800**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1989**
 Frontage(feet): **69.00** Bathrooms: **3** Age: **32**
 Frontage(metres): **21.03** Full Baths: **3** Zoning: **RS1**
 Depth / Size: **129.00** Half Baths: **0** Gross Taxes: **\$5,476.72**
 Lot Area (sq.ft.): **8,901.00** Rear Yard Exp: **South** For Tax Year: **2020**
 Lot Area (acres): **0.20** P.I.D.: **011-564-393** Tax Inc. Utilities?: **No**
 Flood Plain: **No** Tour: **Virtual Tour URL**
 View: **No**
 Complex/Subdiv: **River Road**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Level Split**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **1** R.I. Fireplaces: **0**
 Fireplace Fuel: **Natural Gas**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 Rain Screen: **No**
 Metered Water: **No**
 R.I. Plumbing: **No**
 Property Disc.: **No**
 Fixtures Leased: **Yes :Foreclosure**
 Fixtures Rmvd: **Yes :Foreclosure**
 Floor Finish: **Wall/Wall/Mixed**

Total Parking: **8** Covered Parking: **3** Parking Access:
 Parking: **Garage; Double, Garage; Single, Visitor Parking**
 Driveway Finish: **Other**
 Dist. to Public Transit: **Bus out front** Dist. to School Bus: **Bus out front**
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:

Legal: **LT I DL 248 GRP 1 NWD PL 78165**

Amenities: **None**

Site Influences: **Central Location, Golf Course Nearby, Paved Road, Recreation Nearby, Shopping Nearby**
 Features:

Finished Floor (Main):	1,608	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	792	Main	Foyer	6'7 x 6'7	Above	Other	14'8 x 8'10	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	22'10 x 12'5	Above	Bedroom	9'8 x 8'9	Main	3
Finished Floor (Below):	0	Main	Kitchen	12'4 x 10'10	Above	Other	7'9 x 7'5	Above	4
Finished Floor (Basement):	0	Main	Eating Area	9'7 x 8'3			x	Above	4
		Main	Dining Room	13' x 9'9			x		
Finished Floor (Total):	2,400sq. ft.	Main	Bedroom	9'8 x 9'2			x		
Unfinished Floor:	0	Main	Recreation Room	19'4 x 11'			x		
Grand Total:	2,400sq. ft.	Main	Family Room	15'1 x 14'3			x		
		Main	Bedroom	11'4 x 10'10			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Laundry	9' x 7'1			x		
		Main	Other	8'3 x 5'			x		
Suite: None		Above	Master Bedroom	15'1 x 11'9			x		
Basement: Part		Above	Walk-In Closet	6'5 x 4'9			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:			Registered in MHR?:		PAD Rental:		
# of Kitchens: 1	# of Rooms: 16	MHR#:			CSA/BCE:		Maint. Fee:		
ByLaw Restrictions:									

Listing Broker(s): **RE/MAX LIFESTYLES REALTY**

Prestigious River Road area property. Handy Man Special. Measured by FAB floorplans & Virtual & Drone Toured by K.H. Photography. Accepted Offer. Sealed bids Must Be In By September 7th at 4 P.M. Court Date September 9. Transmission Letter & Court Procedure Letter Are In Listing Docs. Ask Your Realtor For Copies. Please By Appointment Only. Thanks.