



Presented by:
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Maple Ridge, Whonnock

MLS# V1058280

Residential Detached

28641 98TH AV, V2W 1K9

Active



List Price: \$439,000 Previous Price:
 Original Price: \$439,000

Complex/Subdiv:

Frontage:	250.00 ft	Bedrooms:	1	PID:	017-583-535
Depth/Size:	550	Bathrooms:	2	Type:	House with Acreage
Lot Area SqFt:	216,362	Full Baths:	2	Approx Yr Blt:	1950
Rear Yard Exp:	N	Half Baths:	0	Age at List Date:	64
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$3,392 (2013)
Flood Plain:	Yes	Zoning:	RES		
View:	N				
Serv. Connected:	Electricity, Natural Gas, Septic, Water				

Style of Home:	Rancher/Bungalow	Total Parking:	20	Covered Parking:	0
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Other	Parking Facilities:	Open, RV Parking Avail.		
Exterior:	Mixed				
Rainscreen:		R/I Plumbing:	No	Dist to Public Trans:	TOWN
Type of Roof:	Asphalt			Dist to School Bus:	BUS
Renovations:		Reno Year:		Possession:	
Flooring:	Mixed			Title to Land:	Freehold NonStrata
Water Supply:	Other			Seller's Interest:	Court Ordered Sale
Heat/Fuel:	Baseboard, Electric			Mortgage Info:	\$0
No. of Fireplaces:	1	R/I Fireplaces:	0	Property Disclosure:	N - COURT ORDER SALE, AS-IS WHERE-IS
Fireplace Fuel:	Gas - Natural			Out Buildings:	Barn Sz: 24X40
Outdoor Area:	None				
Pad Rental:					
Fixtures Leas:	Y - COURT ORDER SALE, AS-IS WHERE-IS				
Fixt Removed:	Y - COURT ORDER SALE, AS-IS WHERE-IS				

Legal: PL LMP2493 LT 1 DL 440 LD 36 GROUP 1.
 Amenities: None
 Site Influences: Paved Road, Recreation Nearby, Rural Setting
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	6' X 8'			X			X
Main F.	Living Room	10' X 12'			X			X
Main F.	Laundry	6' X 6'			X			X
Main F.	Dining	8' X 8'			X			X
Main F.	Master Bedroom	10' X 10'			X			X
Main F.	Den	8' X 9'			X			X
Main F.	Den	8' X 9'			X			X
		X			X			X
		X			X			X
		X			X			X

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt:	1,191	1 3 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	0	2 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Down:	0	3
Finished Floor Bsmt SqFt:	0	4
Total Finished Floor SqFt:	1,191	5
		6
Unfinished Floor:	0	7
Grand Total Floor Area:	1,191	8

Listing Broker(s): Landmark Realty Corp.

Rancher home with a bedroom, 2 dens, and 2 bathrooms on 4.967 mostly useable, irregularly shaped acres. A creek crosses the land. There's a barn with hayloft. Home condition poor, on a mixed foundation.



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Maple Ridge, Southwest Maple Ridge

MLS# V1056372

Residential Detached

20837 MCFARLANE AV, V2X 7R8

Active



List Price:	\$359,000	Previous Price:	
		Original Price:	\$359,000
Complex/Subdiv:			
Frontage:		Bedrooms:	4
Depth/Size:		Bathrooms:	2
Lot Area SqFt:	7,440	Full Baths:	2
Rear Yard Exp:		Half Baths:	0
Meas Type:	Feet	If New GST/HST Incl:	
Flood Plain:		Zoning:	RS-1
View:	Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Water		
PID:	007-110-553	Type:	House/Single Family
Approx Yr Blt:	1971	Age at List Date:	43
Taxes:	\$3,611 (2013)		

Style of Home:	Split Entry	Total Parking:	4	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Single		
Exterior:	Mixed				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	2
Type of Roof:	Asphalt			Dist to School Bus:	2
Renovations:		Reno Year:		Possession:	
Flooring:	Mixed	Title to Land:	Freehold NonStrata		
Water Supply:	City/Municipal	Seller's Interest:	Court Ordered Sale		
Heat/Fuel:	Forced Air	Mortgage Info:	\$0		
No. of Fireplaces:	2	R/I Fireplaces:		Property Disclosure:	N - COURT ORDERED SALE
Fireplace Fuel:	Wood, Gas - Natural			Out Buildings:	
Outdoor Area:	Patio(s) & Deck(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:					

Legal: PL NWP43797 LT 224 DL 277 LD 36 GROUP 1.
 Amenities:
 Site Influences:
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16'10 X 12'11	Bsmt	Den	0' X 0'			X
Main F.	Kitchen	13'8 X 9'10			X			X
Main F.	Dining	12' X 9'10			X			X
Main F.	Master Bedroom	12'8 X 8'7			X			X
Main F.	Bedroom	12'1 X 10'10			X			X
Main F.	Bedroom	11'1 X 8'10			X			X
Bsmt	Living Room	24'7 X 14'			X			X
Bsmt	Bedroom	11'5 X 9'11			X			X
Bsmt	Den	7'1 X 6'8			X			
Below	Laundry	10'4 X 7'11			X			

<u>Floor Area (SqFt):</u>		<u>Bathrooms</u>	
Main Floor Area SqFt:	1,170	Total # Rooms:	11
Finished Floor Up SqFt:	0	# Kitchens:	1
Finished Floor Down:	0	Finished Levels:	2
Finished Floor Bsmt SqFt:	806	Crawl/Bsmt Height:	4
Total Finished Floor SqFt:	1,976	Basement Area:	Fully Finished
			5
			6
Unfinished Floor:	0	Suite:	None
Grand Total Floor Area:	1,976		7
			8

Listing Broker(s): Royal LePage - Brookside Rlty.

Over \$30,000 Below Assessed Value! Lovely Split Entry Home on the West Side of Maple Ridge. This Home is just under 2,000sqft. Potential for 1bed & Den Separate Suite Downstairs. Beautiful Backyard with lots of room for the kids to play or for your pets! This Home Qualifies for up to \$30,000 in Home Renovations! Call now for more details or to arrange a Private Showing!!