



Presented by:  
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**Active**  
**R2502037**

Board: V  
House with Acreage

**26524 100 AVENUE**

Maple Ridge  
Thornhill MR  
V2W 1J9

Residential Detached

**\$1,349,000** (LP)

(SP)



|                                |                  |               |                                    |
|--------------------------------|------------------|---------------|------------------------------------|
| Sold Date:                     | Frontage (feet): | <b>123.00</b> | Original Price: <b>\$1,399,000</b> |
| Meas. Type: <b>Feet</b>        | Bedrooms:        | <b>5</b>      | Approx. Year Built: <b>1930</b>    |
| Depth / Size:                  | Bathrooms:       | <b>3</b>      | Age: <b>90</b>                     |
| Lot Area (sq.ft.): <b>0.00</b> | Full Baths:      | <b>3</b>      | Zoning: <b>RS3</b>                 |
| Flood Plain: <b>No</b>         | Half Baths:      | <b>0</b>      | Gross Taxes: <b>\$5,116.44</b>     |
| Rear Yard Exp: <b>South</b>    |                  |               | For Tax Year: <b>2020</b>          |
| Council Apprv?:                |                  |               | Tax Inc. Utilities?: <b>Yes</b>    |
| If new, GST/HST inc?:          |                  |               | P.I.D.: <b>008-987-696</b>         |
|                                |                  |               | Tour: <b>Virtual Tour URL</b>      |

View: :  
Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Septic**  
Sewer Type: **Septic**

Style of Home: **2 Storey w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations: **Partly**  
# of Fireplaces: **1**  
Fireplace Fuel: **Wood**  
Water Supply: **Cistern, Well - Drilled**  
Fuel/Heating: **Electric, Natural Gas**  
Outdoor Area: **Sundeck(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
R.I. Plumbing: **No**  
R.I. Fireplaces: **0**

Metered Water: **N**

Total Parking: Covered Parking: Parking Access:  
Parking: **Add. Parking Avail., Carport; Single, Garage; Double**

Dist. to Public Transit: Dist. to School Bus:  
Title to Land: **Freehold NonStrata**

Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Mixed**

Legal: **LOT 22, PLAN NWP28373, SECTION 6, TOWNSHIP 15, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN W 100'**

Amenities: **Barn, Workshop Detached**

Site Influences:  
Features: **Storage Shed, Water Treatment**

| Floor | Type           | Dimensions   | Floor | Type           | Dimensions  | Floor | Type | Dimensions |
|-------|----------------|--------------|-------|----------------|-------------|-------|------|------------|
| Main  | Living Room    | 19'3 x 11'9  | Bsmt  | Bedroom        | 11'2 x 10'  |       |      | x          |
| Main  | Dining Room    | 13'11 x 10'7 | Bsmt  | Living Room    | 12'3 x 11'2 |       |      | x          |
| Main  | Kitchen        | 14'7 x 8'7   | Bsmt  | Flex Room      | 10'4 x 8'0  |       |      | x          |
| Main  | Family Room    | 20'6 x 13'0  | Bsmt  | Foyer          | 8'1 x 5'    |       |      | x          |
| Main  | Master Bedroom | 12'4 x 11'6  | Bsmt  | Bedroom        | 24'1 x 15'5 |       |      | x          |
| Main  | Laundry        | 11'9 x 5'8   | Bsmt  | Walk-In Closet | 13'7 x 4'5  |       |      | x          |
| Main  | Bedroom        | 22'3 x 11'11 |       |                | x           |       |      | x          |
| Main  | Bedroom        | 11'4 x 11'1  |       |                | x           |       |      | x          |
| Main  | Recreation     | 19'10 x 11'1 |       |                | x           |       |      | x          |
| Bsmt  | Kitchen        | 12'4 x 9'7   |       |                | x           |       |      | x          |

|                            |                      |                                                           |      |             |             |            |                |
|----------------------------|----------------------|-----------------------------------------------------------|------|-------------|-------------|------------|----------------|
| Finished Floor (Main):     | <b>1,599</b>         | # of Rooms: <b>16</b>                                     | Bath | Floor       | # of Pieces | Ensuite?   | Outbuildings   |
| Finished Floor (Above):    | <b>429</b>           | # of Kitchens: <b>2</b>                                   | 1    | <b>Main</b> | <b>4</b>    | <b>No</b>  | Barn:          |
| Finished Floor (Below):    | <b>0</b>             | # of Levels: <b>3</b>                                     | 2    | <b>Main</b> | <b>4</b>    | <b>Yes</b> | Workshop/Shed: |
| Finished Floor (Basement): | <b>1,368</b>         | Suite: <b>Unauthorized Suite</b>                          | 3    | <b>Bsmt</b> | <b>4</b>    | <b>Yes</b> | Pool:          |
| Finished Floor (Total):    | <b>3,396 sq. ft.</b> | Crawl/Bsmt. Height:                                       | 4    |             |             |            | Garage Sz:     |
|                            |                      | Beds in Basement: <b>2</b> Beds not in Basement: <b>3</b> | 5    |             |             |            | Grg Dr Ht:     |
| Unfinished Floor:          | <b>235</b>           | Basement: <b>Part, Partly Finished</b>                    | 6    |             |             |            |                |
| Grand Total:               | <b>3,631 sq. ft.</b> |                                                           | 7    |             |             |            |                |
|                            |                      |                                                           | 8    |             |             |            |                |

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

**RE/MAX Lifestyles Realty**

**PRISTINE ACREAGE. All ready to fo for a hobby farm or IDEAL for the HORSE ENTHUSIAST on 2.43 acres located on a sought after area on 100th Avenue. The House is a Country Charmer, finished with exotic & reclaimed woods. This property has a small basement in-law suite. Master bedroom on main floor offers an ensuite. Family room has real rock fireplace. An abundance of south facing decking. 1200 sq ft GARAGE/WORKSHOP also has covered RV parking. Featuring a 4 box stall barn plus tack room, all next to the riding ring.**