

Presented by:
Bill Babcock
 Royal LePage Sterling Realty
 Phone: (604) 461-9220 Cell: (604) 230-9392
 Email: bbabcock@telus.net

Maple Ridge, Southwest Maple Ridge Residential Detached
11328 MELVILLE ST, V2X 1P6 **MLS# V1109243** **Active**



List Price: \$236,900

Complex/Subdiv:

Frontage: 50.10 ft	Bedrooms: 3	PID: 002-961-580
Depth/Size:	Bathrooms: 1	Type: House/Single Family
Lot Area SqFt: 6007.00	Full Baths: 1	Approx Yr Blt: 1986
Rear Yard Exp:	Half Baths: 0	Age at List Date: 29
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$3,215 (2014)
Flood Plain:	Zoning: RS-1	

View:
 Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

Style of Home: Rancher/Bungalow	Total Parking: 4	Covered Parking: 1
Construction: Frame - Wood	Parking Access: Side	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Single	
Exterior: Vinyl		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Asphalt	Reno Year:	Dist to School Bus:
Renovations:		Possession:
Flooring:		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: 1	R/I Fireplaces:	Property Disclosure: N - Court Ordered Sale
Fireplace Fuel: Gas - Natural		Out Buildings:
Outdoor Area: Patio(s), Fenced Yard		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: PL NWP70813 LT 1 DL 279 LD 36 GROUP 1.

Amenities:

Site Influences:

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	11'6" X 18'0"			X			X
Main F.	Kitchen	14'9" X 11'0"			X			X
Main F.	Master Bedroom	11'6" X 13'0"			X			X
Main F.	Bedroom	9'0" X 9'0"			X			X
Main F.	Bedroom	8'6" X 9'0"			X			X
					X			X
					X			X
					X			X
					X			X
					X			X


Floor Area (SqFt):		Bathrooms	
Main Floor Area SqFt:	1,044	Total # Rooms:	5
Finished Floor Up SqFt:	0	# Kitchens:	1
Finished Floor Down:	0	Finished Levels:	1
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:	4
Total Finished Floor SqFt:	1,044	Basement Area:	None
			5
			6
Unfinished Floor:	0	Suite:	None
Grand Total Floor Area:	1,044		7
			8

Listing Broker(s): Keller Williams Elite (MpiRd), Keller Williams Elite (MpiRd)

Handy man special - requires some TLC! Call listing Realtor for more information.

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Maple Ridge, Southwest Maple Ridge Residential Detached
11618 203 ST, V2X 4T9 **MLS# V1119020**
Active



List Price: **\$349,000**

Complex/Subdiv: SOUTHWEST MR

Frontage: 60.00 ft	Bedrooms: 2	PID: 001-711-377
Depth/Size: 134	Bathrooms: 1	Type: House/Single Family
Lot Area SqFt: 8040.00	Full Baths: 1	Approx Yr Blt: 9999
Rear Yard Exp: E	Half Baths: 0	Age at List Date: 999
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$3,053 (2014)
Flood Plain:	Zoning: RS-1	

View: N
 Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

Style of Home: Rancher/Bungalow	Total Parking: 4	Covered Parking: 0
Construction: Frame - Wood	Parking Access: Lane	
Foundation: Concrete Slab	Parking Facilities: Open, Tandem	
Exterior: Mixed		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Asphalt		Dist to School Bus:
Renovations:	Reno Year:	Possession:
Flooring: Mixed		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Court Ordered Sale
Heat/Fuel: Electric, Forced Air, Natural Gas		Mortgage Info: \$0
No. of Fireplaces: 0	R/I Fireplaces:	Property Disclosure: N - BEING SOLD "AS IS WHERE IS"
Fireplace Fuel:		Out Buildings:
Outdoor Area: Patio(s)		
Pad Rental:		
Fixtures Leas: Y - TENANT'S BELONGINGS - "AS IS W		
Fixt Removed: Y - TENANT'S BELONGINGS - "AS IS W		

Legal: PL NWP14608 LT 36 BLK 1 DL 279 LD 36 GROUP 1.
 Amenities: Storage, Garden
 Site Influences:
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	11'6" X 12'			X			X
Main F.	Dining	10'6" X 17'			X			X
Main F.	Kitchen	11' X 8'4"			X			X
Main F.	Master Bedroom	9'7" X 12'4"			X			X
Main F.	Bedroom	11'8" X 9'			X			X
Main F.	Utility	12'6" X 4'4"			X			X
Main F.	Storage	5'8" X 6'7"			X			X
					X			X
					X			X
					X			X

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,003	Total # Rooms: 7	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 1	2
Finished Floor Down: 0	Finished Levels: 1	3
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height:	4
Total Finished Floor SqFt: 1,003	Basement Area: None	5
		6
Unfinished Floor: 0	Suite:	7
Grand Total Floor Area: 1,003		8

Listing Broker(s): Landmark Realty Mission Ltd.

Affordable 1003 sq ft rancher with potential on a 8040 sq ft lot waiting for your ideas. Unique 2 bedroom starter home with a newer furnace. Southwest Maple Ridge location.

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Maple Ridge, East Central Residential Detached
12147 GREENWELL ST, V2X 7X4 **MLS# V1118337**
Active



List Price: \$364,900

Complex/Subdiv:

Frontage: 61.50 ft	Bedrooms: 3	PID: 005-031-877
Depth/Size: 133	Bathrooms: 2	Type: House/Single Family
Lot Area SqFt: 8181.00	Full Baths: 1	Approx Yr Blt: 1978
Rear Yard Exp: W	Half Baths: 1	Age at List Date: 37
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$3,387 (2014)
Flood Plain: No	Zoning: RS-1	
View: N		

Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

Style of Home: Split Entry	Total Parking: 3	Covered Parking: 1
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Single, Open	
Exterior: Vinyl, Wood		
Rainscreen:	R/I Plumbing:	Dist to Public Trans: 1 BLK
Type of Roof: Asphalt		Dist to School Bus: 4 BLK
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, Natural Gas		Mortgage Info: \$0
No. of Fireplaces: 0	R/I Fireplaces: 0	Property Disclosure: N - COURT ORDERED
Fireplace Fuel: None		Out Buildings:
Outdoor Area: None		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: LOT 338, LD 36, SEC 20, TWP 12, PLAN NWP 52578

Amenities: In Suite Laundry

Site Influences: Central Location, Private Yard, Recreation Nearby, Shopping Nearby

Features Incl: Windows - Thermo

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	19' X 12'			X			X
Main F.	Dining	9' X 8'			X			X
Main F.	Kitchen	12' X 9'			X			X
Main F.	Master Bedroom	12' X 9'			X			X
Main F.	Bedroom	9' X 9'			X			X
Below	Family Room	20' X 19'			X			X
Below	Bedroom	11' X 10'			X			X
Below	Laundry	10' X 8'			X			X
					X			
					X			

Floor Area (SqFt):			Bathrooms
Main Floor Area SqFt:	830	Total # Rooms:	8
Finished Floor Up SqFt:	0	# Kitchens:	1
Finished Floor Down:	798	Finished Levels:	2
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:	4
Total Finished Floor SqFt:	1,628	Basement Area:	Fully Finished
			5
			6
Unfinished Floor:	0	Suite:	None
Grand Total Floor Area:	1,628		7
			8

Listing Broker(s): RE/MAX LifeStyles Realty, RE/MAX LifeStyles Realty

Centrally located home on large, level, fenced, 8181 sq ft. lot. Home has been partly remodelled. Needs some finishing. Quick possession avail.

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Maple Ridge, Whonnock Residential Detached
MLS# V1111119 **Active**
11554 280TH ST, V2W 1L6



List Price: \$368,800

Complex/Subdiv:

Frontage:	Bedrooms:	3	PID:	009-573-453
Depth/Size:	Bathrooms:	3	Type:	House/Single Family
Lot Area SqFt: 29620.00	Full Baths:	2	Approx Yr Blt:	1975
Rear Yard Exp: E	Half Baths:	1	Age at List Date:	40
Meas Type: Feet	If New GST/HST Incl:		Taxes:	\$2,885 (2014)
Flood Plain:	Zoning:	RES		
View:	N			
Serv. Connected:	Electricity, Septic			

Style of Home:	Basement Entry	Total Parking:	10	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Add. Parking Avail., Carport; Multiple, RV Parking Avail.		
Exterior:	Brick, Wood	R/I Plumbing:		Dist to School Bus:	
Rainscreen:		Dist to Public Trans:		Possession:	
Type of Roof:	Asphalt	Reno Year:		Title to Land:	Freehold NonStrata
Renovations:		Water Supply:	Well - Shallow	Seller's Interest:	Court Ordered Sale
Flooring:	Wall/Wall/Mixed	Heat/Fuel:	Baseboard, Electric, Natural Gas	Mortgage Info:	\$0
Water Supply:	Well - Shallow	No. of Fireplaces:	1	R/I Fireplaces:	
Heat/Fuel:	Baseboard, Electric, Natural Gas	Property Disclosure:	N - FORECLOSURE	Out Buildings:	Barn Sz: 14' X 20'
Fireplace Fuel:	Gas - Natural	Pad Rental:			
Outdoor Area:	Sundeck(s)	Fixtures Leas:	N	Fixt Removed:	

Legal: PL NWP20890 LT 26 LD 36 SEC 16 TWP 15
 Amenities: Barn
 Site Influences: Golf Course Nearby, Paved Road, Private Setting, Rural Setting
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	24' X 26'	Bsmt	Other	4' X 5'			X
Main F.	Kitchen	15' X 12'						X
Main F.	Eating Area	11' X 10'						X
Main F.	Master Bedroom	18' X 13'						X
Main F.	Den	9' X 8'						X
Bsmt	Workshop	12' X 11'						X
Bsmt	Recreation Room	17' X 13'						X
Bsmt	Bedroom	10' X 13'						X
Bsmt	Bedroom	9' X 11'						X
Bsmt	Laundry	11' X 8'						X

Floor Area (SqFt):		Bathrooms	
Main Floor Area SqFt:	1,252	Total # Rooms:	11
Finished Floor Up SqFt:	0	# Kitchens:	1
Finished Floor Down:	0	Finished Levels:	2
Finished Floor Bsmt SqFt:	1,113	Crawl/Bsmt Height:	4
Total Finished Floor SqFt:	2,365	Basement Area:	Partly Finished
Unfinished Floor:	0	Suite:	7
Grand Total Floor Area:	2,365		8

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

.68 acre property in rural setting. Home has huge kitchen and eating area 1 bedroom and den up and 2 bedrooms down. Good barn with loft at rear of property. House definitely needs a little TLC.

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Maple Ridge, West Central Residential Detached
12180 DOVER ST, V2X 7X8 MLS# V1102427 **Active**



List Price: \$374,900

Complex/Subdiv:

Frontage: 60.00 ft	Bedrooms: 3	PID: 007-394-543
Depth/Size: 132	Bathrooms: 1	Type: House/Single Family
Lot Area SqFt: 7920.00	Full Baths: 1	Approx Yr Blt: 1976
Rear Yard Exp: E	Half Baths: 0	Age at List Date: 39
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$3,577 (2014)
Flood Plain: No	Zoning: RS-1	
View: N		

Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

Style of Home: 1 Storey, Rancher/Bungalow	Total Parking: 6	Covered Parking: 2
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Carport; Multiple	
Exterior: Stucco		
Rainscreen:	R/I Plumbing:	Dist to Public Trans: 1 BLK
Type of Roof: Other		Dist to School Bus: 1/2 BLK
Renovations:	Reno Year:	Possession:
Flooring: Wall/Wall/Mixed		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Court Ordered Sale
Heat/Fuel: Forced Air, Natural Gas		Mortgage Info: \$0
No. of Fireplaces: 1	R/I Fireplaces:	Property Disclosure: N - OWNERS NOT LIVING THERE
Fireplace Fuel: Gas - Natural		Out Buildings:
Outdoor Area: Fenced Yard, Patio(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: LT 225 DL 396 GROUP 1 NWD PL 44386

Amenities:

Site Influences: Central Location, Cul-de-Sac, Private Yard, Recreation Nearby, Shopping Nearby

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16'10 X 12'			X			X
Main F.	Dining	11' X 9'			X			X
Main F.	Kitchen	12'9 X 11'			X			X
Main F.	Master Bedroom	11'10 X 10'10			X			X
Main F.	Bedroom	10'6 X 9'6			X			X
Main F.	Bedroom	9'5 X 9'10			X			X
Main F.	Laundry	8' X 8'4			X			X
Main F.	Storage	5'2 X 4'6			X			X
					X			
					X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,215	Total # Rooms: 8	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 1	2
Finished Floor Down: 0	Finished Levels: 1	3
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height:	4
Total Finished Floor SqFt: 1,215	Basement Area: Crawl	5
		6
Unfinished Floor: 0	Suite: None	7
Grand Total Floor Area: 1,215		8

Listing Broker(s): RE/MAX LifeStyles Realty

"Sold as is where is" This 3 bedroom rancher is in a great location on a cul-de-sac close to schools, shopping and recreation. Enjoy the beautiful wood flooring throughout the home, gas fireplace in the living, large eat in kitchen, and a formal dining room with French Doors leading to the Patio. Newer windows, large fenced backyard, double carport with lots of extra parking add to the package. Call today for your personal tour.

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Maple Ridge, Albion Residential Detached
10625 JACKSON RD, V2W 1G6 **MLS# V1117957** **Active**



List Price: \$599,000

Complex/Subdiv: UPLANDS

Frontage:	Bedrooms:	3	PID:	026-811-294
Depth/Size:	Bathrooms:	3	Type:	House/Single Family
Lot Area SqFt: 6674.00	Full Baths:	2	Approx Yr Blt:	2007
Rear Yard Exp: W	Half Baths:	1	Age at List Date:	8
Meas Type: Feet	If New GST/HST Incl:		Taxes:	\$4,860 (2014)
Flood Plain: No	Zoning:	RS16		

View: Y - VALLEY
 Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Unknown

Style of Home: 2 Storey w/Bsmt.	Total Parking: 6	Covered Parking: 3
Construction: Frame - Wood	Parking Access: Lane	
Foundation: Concrete Perimeter	Parking Facilities: Garage: Triple	
Exterior: Mixed, Vinyl		
Rainscreen:	R/I Plumbing:	Dist to Public Trans: 4 BLK
Type of Roof: Fibreglass		Dist to School Bus: 4 BLK
Renovations:	Reno Year:	Possession:
Flooring: Mixed		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Court Ordered Sale
Heat/Fuel: Natural Gas		Mortgage Info: \$0
No. of Fireplaces: 1	R/I Fireplaces: 0	Property Disclosure: N - COURT ORDERED
Fireplace Fuel: Gas - Natural		Out Buildings:
Outdoor Area: Sundeck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: LOT 145, LD 36, SEC 10, TWP 12 PLAN BCP26096

Amenities:

Site Influences: Lane Access

Features Incl: Smoke Alarm, Sprinkler - Fire, Windows - Thermo, Vacuum R.I.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Great Room	14'7 X 14'7			X			X
Main F.	Dining	13'4 X 11'6			X			X
Main F.	Kitchen	21'9 X 18'9			X			X
Main F.	Den	13' X 12'5			X			X
Main F.	Laundry	10'6 X 5'11			X			X
Above	Master Bedroom	17'3 X 13'			X			X
Above	Bedroom	14'4 X 10'10			X			X
Above	Bedroom	13'7 X 15'5			X			X
Above	Games Room	15'7 X 15'5			X			X
		X			X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,460	Total # Rooms: 9	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 1,326	# Kitchens: 1	2 5 Piece; Ensuite: Y; Level: Above
Finished Floor Down: 0	Finished Levels: 3	3 4 Piece; Ensuite: N; Level: Above
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height: 4	
Total Finished Floor SqFt: 2,786	Basement Area: Part	5
		6
Unfinished Floor: 973	Suite: None	7
Grand Total Floor Area: 3,759		8

Listing Broker(s): RE/MAX LifeStyles Realty, RE/MAX LifeStyles Realty

UPLANDS, BUILT BY Epic Homes. Two storey home with Great Room concept & deluxe open kitchen. VIEWS of the valley, 3 Bay garage off lane, Games room & 3 large bedrooms on top floor. Unfinished 973 sq ft. bsmt. Measurements are approximate and should be verified by the Buyer if important to them.

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Maple Ridge, Whonnock Residential Detached
10420 287TH ST, V2W 1L5 **MLS# V1107348**
Active



List Price: **\$849,900**

Complex/Subdiv:

Frontage:	Bedrooms:	4	PID:	000-951-625
Depth/Size:	Bathrooms:	3	Type:	House with Acreage
Lot Area SqFt: 0.00	Full Baths:	2	Approx Yr Blt:	1994
Rear Yard Exp: E	Half Baths:	1	Age at List Date:	21
Meas Type: Feet	If New GST/HST Incl:		Taxes:	\$7,199 (2014)
Flood Plain: No	Zoning:	A1		
View:	N			
Serv. Connected: Electricity, Natural Gas, Septic				

Style of Home:	2 Storey w/Bsmt.	Total Parking:	20	Covered Parking:	4
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Grge/Double Tandem		
Exterior:	Vinyl, Wood				
Rainscreen:	No	R/I Plumbing:		Dist to Public Trans:	
Type of Roof:	Wood			Dist to School Bus:	
Renovations:		Reno Year:		Possession:	
Flooring:	Tile, Wall/Wall/Mixed	Title to Land:	Freehold NonStrata		
Water Supply:	Well - Drilled	Seller's Interest:	Court Ordered Sale		
Heat/Fuel:	Electric	Mortgage Info:	\$0		
No. of Fireplaces:	1	R/I Fireplaces:		Property Disclosure:	N - FORECLOSURE PROPERTY
Fireplace Fuel:	Gas - Natural			Out Buildings:	
Outdoor Area:	Fenced Yard, Patio(s) & Deck(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:					

Legal: PL NWP68785 LT 4 LD 36 SEC 9 TWP 15
 Amenities: In Suite Laundry, Workshop Attached
 Site Influences: Private Yard, Recreation Nearby, Rural Setting
 Features Incl: Windows - Thermo

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	19'8" X 13'4"	Above	Bedroom	13'4" X 11'4"			X
Main F.	Living Room	17' X 16'4"	Above	Bedroom	12'4" X 11'			X
Main F.	Dining	13'8" X 11'	Above	Hobby Room	12'9" X 13'7"			X
Main F.	Den	12' X 10'	Above	Recreation Room	43' X 17'6"			X
Main F.	Laundry	24'4" X 10'			X			X
Main F.	Foyer	11' X 11'			X			X
Main F.	Family Room	15'2" X 13'5"			X			X
Main F.	Nook	12'4" X 9'			X			X
Above	Master Bedroom	15'7" X 13'8"			X			
Above	Bedroom	12' X 11'			X			

Floor Area (SqFt):		Total # Rooms:		Bathrooms	
Main Floor Area SqFt:	1,837	Total # Rooms:	14	1	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	2,471	# Kitchens:	1	2	4 Piece; Ensuite: N; Level: Above
Finished Floor Down:	0	Finished Levels:	3	3	4 Piece; Ensuite: Y; Level: Above
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:		4	
Total Finished Floor SqFt:	4,308	Basement Area:	Full, Unfinished	5	
				6	
Unfinished Floor:	1,842	Suite:		7	
Grand Total Floor Area:	6,150			8	

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

5 Acre Gated Estate featuring large Executive custom home in area of other Executive homes. This 4 bedroom + den family home boasts 4 car garage, extra large entertainment sized deck, imported ceramic tile, 3 bathrooms including 4 piece ensuite with large soaker tub and large separate shower. Crown moldings, high ceilings, dramatic gas fireplace in livingroom, extensive use of stamped concrete for parking, supersized 11 x 8 walk in closet, hardwood floors, 43' x 17' gamesroom or gym and more. Country living with a flair and plenty of privacy and lots of room for all the toys. Basement is unfinished and waiting for your ideas. Home could use some finishing touches but don't miss out. Call today to view this unique opportunity.