



Presented by:
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Active
R2502037

Board: V
House with Acreage

26524 100 AVENUE

Maple Ridge
Thornhill MR
V2W 1J9

Residential Detached

\$1,399,000 (LP)

(SP)



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

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