



Presented by:
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Active
R2218261
Board: V
House with Acreage

11442 240TH STREET

Maple Ridge
Cottonwood MR
V2W 1A4

Residential Detached

\$1,200,000 (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$1,200,000**
Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **9999**
Depth / Size: Bathrooms: **2** Age: **999**
Lot Area (sq.ft.): **225,640.00** Full Baths: **1** Zoning: **RS3**
Flood Plain: Half Baths: **1** Gross Taxes: **\$5,114.93**
Rear Yard Exp: **East** For Tax Year: **2017**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **004-171-250**
Tour: **Virtual Tour URL**

View: :
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Completely**
of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **City/Municipal**
Fuel/Heating: **Electric**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces: **1**

Total Parking: **10** Covered Parking: **0** Parking Access: **Front, Side**
Parking: **Open**

Dist. to Public Transit: **2** Dist. to School Bus: **1**
Title to Land: **Freehold NonStrata**

Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Laminate, Tile**

Legal: **PL NW7917 LT2 BLK C SEC 15 TWP 12 PART SW 888CANC 11-06-14/EXP*****

Amenities:

Site Influences: **Private Yard, Shopping Nearby**
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 16'			x			x
Main	Kitchen	14' x 11'			x			x
Main	Dining Room	11' x 9'			x			x
Main	Bedroom	13' x 8'			x			x
Above	Master Bedroom	15' x 10'			x			x
Above	Den	8' x 8'			x			x
Above	Laundry	6' x 4'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,034	# of Rooms:	7	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	598	# of Kitchens:	1	1		Main	2	No	Barn:
Finished Floor (Below):	0	# of Levels:	2	2		Above	3	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3					Pool:
Finished Floor (Total):	1,632 sq. ft.	Crawl/Bsmt. Height:		4					Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 2	5					Door Height:
Grand Total:	1,632 sq. ft.	Basement: Crawl		6					
				7					
				8					

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

Through the cast iron gates will you find your own private Kingdom! This cozy 2 bedroom home was completely renovated in 2013. Features include gourmet kitchen, island, post and beam decor, flooring, windows and more. Private deck with potential to fill in for a 3rd bedroom. Backyard is flat and cleared with tons of parking. Minutes from great parks and Golden Ears. Zoning allows for an additional family residence to be added (modular home). Located only minutes by car from the prestigious Meadow Ridge Private School. Enjoy now with the potential of a very good future investment! OPEN HOUSE SUNDAY, NOV 12 FROM 11:30-1:30PM