



Presented by:
Luis Ayala PREC*

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Active
R2379581
Board: V
House/Single Family

22915 REID AVENUE

Maple Ridge
East Central
V2X 0C2

Residential Detached

\$849,000 (LP)

(SP)



Sold Date:	Frontage (feet):	62.00	Original Price: \$849,000
Meas. Type: Feet	Bedrooms:	7	Approx. Year Built: 1998
Depth / Size: 97.1	Bathrooms:	5	Age: 21
Lot Area (sq.ft.): 6,000.00	Full Baths:	3	Zoning: RS1B
Flood Plain:	Half Baths:	2	Gross Taxes: \$4,930.11
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 008-071-616
			Tour:

View: **No :**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal**

Style of Home: **Basement Entry**
Construction: **Frame - Wood**
Exterior: **Mixed, Stone, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Hot Water, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

Metered Water:

Total Parking: **8** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**

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

Property Disc.: **No**
PAD Rental:
Fixtures Leased: **Yes: COURT ORDERED SALE AS IS**
Fixtures Rmvd: **: COURT ORDERED SALE AS IS**
Floor Finish:

Legal: **LOT 2, PLAN NWP75243, SECTION 20, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'8 x 13'0	Below	Living Room	12'0 x 12'0			x
Main	Dining Room	10'0 x 10'0	Below	Bedroom	13'4 x 12'0			x
Main	Kitchen	12'0 x 10'5	Below	Bedroom	10'0 x 10'0			x
Main	Eating Area	9'0 x 7'0	Below	Bedroom	10'0 x 8'1			x
Main	Family Room	17'4 x 13'0	Below	Kitchen	12'0 x 10'0			x
Main	Master Bedroom	13'1 x 12'0	Below	Foyer	10'0 x 9'6			x
Main	Bedroom	11'0 x 10'0	Below	Storage	11'0 x 8'0			x
Main	Bedroom	11'0 x 10'0						x
Main	Bedroom	11'0 x 9'6						x
Below	Office	17'0 x 12'0						x

Finished Floor (Main):	1,690	# of Rooms: 17	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 2	1	Main	4	Yes	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Main	5	No	Workshop/Shed:
Finished Floor (Basement):	1,529	Suite: Licensed Suite, Unauthorized Suite	3	Main	2	No	Pool:
Finished Floor (Total):	3,219 sq. ft.	Crawl/Bsmt. Height:	4	Below	4	No	Garage Sz:
		Beds in Basement: 0 Beds not in Basement: 7	5	Below	2	No	Grg Dr Ht:
Unfinished Floor:	0	Basement: Full, Fully Finished, Separate Entry	6				
Grand Total:	3,219 sq. ft.		7				
			8				

Listing Broker(s): **Amex - Fraseridge Realty**

Court order sale for this magnificent 7 bedrooms, 5 bathroom home with a secondary basement suite. Walk to shopping, parks and schools. View of the Golden Ears Mountains and the North Shore. Two bedroom suite with its own separate laundry. One bedroom and office room with its own entrance and bathroom on main floor. Offer if any to be approved by the court.



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Active R2382177 Board: V House with Acreage	22510 136 AVENUE Maple Ridge Silver Valley V4R 2P7	Residential Detached \$935,000 (LP) (SP)
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Sold Date:	Frontage (feet):	Original Price: \$935,000
Meas. Type: Feet	Bedrooms: 1	Approx. Year Built: 1946
Depth / Size:	Bathrooms: 0	Age: 73
Lot Area (sq.ft.): 0.00	Full Baths: 0	Zoning: RES
Flood Plain:	Half Baths: 0	Gross Taxes: \$1,849.35
Rear Yard Exp:		For Tax Year: 2018
Council Apprv?:		Tax Inc. Utilities?:
If new, GST/HST inc?:		P.I.D.: 011-428-261
		Tour:

View: :
Complex / Subdiv:
Services Connected: **Unknown**
Sewer Type: **City/Municipal**

Style of Home: 1 Storey	Total Parking:	Covered Parking:	Parking Access:
Construction: Other	Parking: Other		
Exterior: Other	Dist. to Public Transit:		Dist. to School Bus:
Foundation: Other	Title to Land: Freehold NonStrata		
Rain Screen:	Property Disc.: No		
Renovations:	PAD Rental:		
# of Fireplaces: 0	Fixtures Leased: No		
Fireplace Fuel: None	Fixtures Rmvd: :		
Water Supply: City/Municipal	Floor Finish: Other		
Fuel/Heating: Other			
Outdoor Area: None			
Type of Roof: Other			

Legal: **LOT 5, PLAN NWP9387, PART NW1/4, SECTION 29, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN 25471**

Amenities:
Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10' x 10'			x			x
Main	Living Room	10' x 10'			x			x
Main	Bedroom	10' x 10'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 1,332	# of Rooms: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	# of Kitchens: 1	1				Barn:
Finished Floor (Below): 0	# of Levels: 1	2				Workshop/Shed:
Finished Floor (Basement): 0	Suite:	3				Pool:
Finished Floor (Total): 1,332 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
	Beds in Basement: 0	5				Grg Dr Ht:
Unfinished Floor: 0	Basement: None	6				
Grand Total: 1,332 sq. ft.		7				
		8				

Listing Broker(s): **Sutton Centre Realty**

Property is located in Silver Property and for the most part is flat level Panhandle type of lot . Property as over 4.24 Acres and is need of serious cleanup . Mostly land value as home and outbuildings on Property have been not maintained well . Great holding Property for someone who has the ability for cleanup as this could have potential to be a wonderful Property for the right Buyer !