



Presented by:
Nikki Cvitanovic
 RE/MAX Select Realty
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Maple Ridge, Silver Valley

MLS# V1045407

Residential Detached

24026 128TH AV, V4R 2R7

Active



List Price: \$334,900 Previous Price: \$344,900
 Original Price: \$359,900

Complex/Subdiv: FERN ROAD

Frontage: Bedrooms: 2 PID: 010-605-266
 Depth/Size: Bathrooms: 1 Type: House/Single Family
 Lot Area SqFt: 17,424 Full Baths: 1 Approx Yr Blt: 9999
 Rear Yard Exp: N Half Baths: 0 Age at List Date: 999
 Meas Type: Feet If New GST/HST Incl: Taxes: \$3,950 (2013)
 Flood Plain: Zoning: RS3
 View: N
 Serv. Connected: Water, Septic

Style of Home: 1 Storey Total Parking: 10 Covered Parking: 1
 Construction: Frame - Wood Parking Access: Front
 Foundation: Concrete Perimeter Parking Facilities: Carport; Single
 Exterior: Mixed, Wood
 Rainscreen: R/I Plumbing: Dist to Public Trans: Dist to School Bus:
 Type of Roof: Asphalt Possession:
 Renovations: Partly Reno Year: Title to Land: Freehold NonStrata
 Flooring: Mixed Seller's Interest: Court Ordered Sale
 Water Supply: City/Municipal Mortgage Info: \$0
 Heat/Fuel: Electric
 No. of Fireplaces: 0 R/I Fireplaces: Property Disclosure: N - SOLD 'AS IS WHERE IS'
 Fireplace Fuel: Out Buildings: /Garage Sz: 22 X 22
 Outdoor Area: Sundeck(s)
 Pad Rental:
 Fixtures Leas: Y - SOLD 'AS IS WHERE IS'
 Fixt Removed: Y - SOLD 'AS IS WHERE IS'

Legal: PL NWP21921 LT 29 LD 36 SEC 22 TWP 12 GROUP 1.
 Amenities:
 Site Influences:
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	17' X 13'			X			X
Main F.	Kitchen	12'6 X 11'6			X			X
Main F.	Eating Area	9' X 8'			X			X
Main F.	Master Bedroom	11' X 10'6			X			X
Main F.	Bedroom	10'6 X 9'			X			X
		X			X			X
		X			X			X
		X			X			X
		X			X			X
		X			X			X

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt:	835	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	0	2
Finished Floor Down:	0	3
Finished Floor Bsmt SqFt:	0	4
Total Finished Floor SqFt:	835	5
		6
Unfinished Floor:	0	7
Grand Total Floor Area:	835	8

Total # Rooms: 5
 # Kitchens: 1
 Finished Levels: 1
 Crawl/Bsmt Height:
 Basement Area: None
 Suite: None

Listing Broker(s): RE/MAX 2000 Realty

Court Ordered Sale - Quaint 2 bedroom rancher situated on a level, .40 acre level lot (17,424 sq ft), located on quiet dead-end street just off fabulous Fern Ave. Short stroll to South Alouette River for perfect relaxation fishing or sunning on the rocks! Some upgrades done on home. But property is sold on "As is Where is" basis only. Newer 22' by 22' detached garage/shop. Extremely peaceful location, with outstanding potential. LARGE DOG on property, so please do not attempt to enter without CONFIRMED appointment with the listing agent. City sewer at property line.



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Maple Ridge, Albion

MLS# V1044345

Residential Detached

24061 104TH AV, V2W 1J2

Active



List Price: \$359,000 Previous Price: \$379,000
 Original Price: \$379,000

Complex/Subdiv: ALBION

Frontage: 83.00 ft Bedrooms: 5 PID: 003-272-061
 Depth/Size: 240.9 Bathrooms: 3 Type: House/Single Family
 Lot Area SqFt: 0 Full Baths: 2 Approx Yr Blt: 1976
 Rear Yard Exp: NE Half Baths: 1 Age at List Date: 38
 Meas Type: Feet If New GST/HST Incl: Taxes: \$4,376 (2013)
 Flood Plain: Zoning: RS2
 View: N
 Serv. Connected: Electricity, Natural Gas, Water, Septic

Style of Home:	Basement Entry	Total Parking:	5	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Single		
Exterior:	Stucco				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	NEAR
Type of Roof:	Asphalt			Dist to School Bus:	NEAR
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:	1	R/I Fireplaces:		Property Disclosure:	N - COURT ORDERED SALE
Fireplace Fuel:	Gas - Natural			Out Buildings:	
Outdoor Area:	Fenced Yard, Patio(s) & Deck(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	- "AS IS"				

Legal: PL 14750 LT 8 BLK 1 LD 36 SEC 10 TWP 12 PART SW 1/4, GROUP 1.

Amenities:

Site Influences: Private Setting, Private Yard, Recreation Nearby, Rural Setting, Shopping Nearby

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	18' X 13'	Bsmt	Bedroom	10' X 10'			X
Main F.	Kitchen	15' X 10'						X
Main F.	Dining	10' X 9'						X
Main F.	Master Bedroom	12' X 11'						X
Main F.	Bedroom	10' X 10'						X
Main F.	Bedroom	10' X 9'						X
Bsmt	Kitchen	13'2 X 8'						X
Bsmt	Dining	11' X 10'						X
Bsmt	Living Room	18' X 13'						
Bsmt	Bedroom	13' X 12'						

Floor Area (SqFt):

Main Floor Area SqFt: 1,174
 Finished Floor Up SqFt: 0
 Finished Floor Down: 1,035
 Finished Floor Bsmt SqFt: 0
 Total Finished Floor SqFt: 2,209

Total # Rooms: 11
 # Kitchens: 2
 Finished Levels: 2
 Crawl/Bsmt Height:
 Basement Area: Full

Bathrooms

1 4 Piece; Ensuite: N; Level: Main F.
 2 2 Piece; Ensuite: Y; Level: Main F.
 3 4 Piece; Ensuite: N; Level: Bsmt
 4
 5
 6
 7
 8

Unfinished Floor: 0 Suite: Unauthorized Suite
 Grand Total Floor Area: 2,209

Listing Broker(s): RE/MAX LifeStyles Realty

WANTED "VALUE BUYER" -- Bring back the sparkle with some TLC and imagination. A bargain for the do-it-yourself buyer! Property may have some development potential in conjunction with adjoining properties; buyers are advised to check with the District planning department. All measurements are approximate, buyer/buyer's agent to verify if deemed important. Call today to arrange a personal tour of this property.



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Maple Ridge, East Central
12192 234TH ST, V2X 9K9

MLS# V1046812

Residential Detached
Active



List Price:	\$370,900	Previous Price:	\$384,900
		Original Price:	\$409,000
Complex/Subdiv:			
Frontage:		Bedrooms:	3
Depth/Size:		Bathrooms:	3
Lot Area SqFt:	6,757	Full Baths:	2
Rear Yard Exp:		Half Baths:	1
Meas Type:	Feet	If New GST/HST Incl:	
Flood Plain:		Zoning:	RS-1
View:			
Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Water			
PID:	001-661-728	Type:	House/Single Family
Approx Yr Blt:	1987	Age at List Date:	27
Taxes:	\$4,133 (2013)		

Style of Home:	2 Storey	Total Parking:	4	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double		
Exterior:	Vinyl				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	
Type of Roof:	Asphalt			Dist to School Bus:	
Renovations:		Reno Year:		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:	Wood			Out Buildings:	
Outdoor Area:	Fenced Yard, Patio(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:					

Legal: PL NWP67418 LT 78 LD 36 SEC 21 TWP 12 GROUP 1.
 Amenities:
 Site Influences: Central Location, Private Yard, Shopping Nearby
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	11' X 11'			X			X
Main F.	Dining	12' X 13'			X			X
Main F.	Den	10' X 10'			X			X
Main F.	Office	10' X 14'			X			X
Main F.	Living Room	13' X 26'			X			X
Above	Master Bedroom	13' X 18'			X			X
Above	Bedroom	12' X 9'			X			X
Above	Bedroom	10' X 11'			X			X
Above	Loft	9' X 15'			X			
		X			X			

<u>Floor Area (SqFt):</u>		<u>Bathrooms</u>	
Main Floor Area SqFt:	1,500	Total # Rooms:	9
Finished Floor Up SqFt:	1,100	# Kitchens:	1
Finished Floor Down:	0	Finished Levels:	2
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:	4
Total Finished Floor SqFt:	2,600	Basement Area:	None
			5
			6
Unfinished Floor:	0	Suite:	7
Grand Total Floor Area:	2,600		8

Listing Broker(s): RE/MAX Results Realty (MpiRdg), RE/MAX Results Realty

"Sold as is where is" Perfect for that Handyman!! Large central Maple Ridge home in Great area. This Home Needs TLC but could be a great Family home with some help. This home has 4 bedrooms and Den, 3 Baths & includes a Bonus 500 sq ft recroom above the Garage. This 2600 sq ft home has a nice Kitchen that opens onto the open private back yard with views onto fields and open spaces!! This home has a 2 car Garage and is close to transit & shopping. Call Us today for details or to book your showing.



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Maple Ridge, West Central
11953 221ST ST, V2X 5S9

MLS# V1045387

Residential Detached
Active



List Price: \$379,000 Previous Price: \$389,000
 Original Price: \$389,000

Complex/Subdiv:

Frontage:	64.00 ft	Bedrooms:	4	PID:	010-315-284
Depth/Size:	130	Bathrooms:	2	Type:	House/Single Family
Lot Area SqFt:	8,320	Full Baths:	2	Approx Yr Blt:	9999
Rear Yard Exp:		Half Baths:	0	Age at List Date:	999
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$3,293 (2013)
Flood Plain:		Zoning:	RS-1		

View:

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

Style of Home:	Basement Entry	Total Parking:	4	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Add. Parking Avail., Garage; Double		
Exterior:	Stucco, Other				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	Dist to School Bus:
Type of Roof:	Asphalt			Possession:	
Renovations:		Reno Year:	9999	Title to Land:	Freehold NonStrata
Flooring:	Wall/Wall/Mixed			Seller's Interest:	Court Ordered Sale
Water Supply:	City/Municipal			Mortgage Info:	\$0
Heat/Fuel:	Forced Air				
No. of Fireplaces:	0	R/I Fireplaces:		Property Disclosure:	N - COURT ORDERED SALE A
Fireplace Fuel:				Out Buildings:	
Outdoor Area:	Patio(s) & Deck(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal: PL NWP8728 LT 10 DL 397 LD 36
 Amenities:
 Site Influences: Central Location, Recreation Nearby, Shopping Nearby
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	18'9" X 10'9"	Bsmt	Bedroom	9' X 9'			X
Main F.	Kitchen	10'4" X 11'3"			X			X
Main F.	Dining	8' X 8'			X			X
Main F.	Master Bedroom	11'5" X 12'			X			X
Main F.	Eating Area	11'3" X 11'11"			X			X
Main F.	Bedroom	11'8" X 10'			X			X
Bsmt	Kitchen	15' X 10'			X			X
Bsmt	Living Room	23' X 10'5"			X			X
Bsmt	Entrance Hall	12'6" X 8'6"			X			
Bsmt	Bedroom	14'6" X 11'			X			

Floor Area (SqFt):		Bathrooms	
Main Floor Area SqFt:	1,040	Total # Rooms:	11
Finished Floor Up SqFt:	0	# Kitchens:	2
Finished Floor Down:	0	Finished Levels:	2
Finished Floor Bsmt SqFt:	1,040	Crawl/Bsmt Height:	4
Total Finished Floor SqFt:	2,080	Basement Area:	Fully Finished
			5
			6
Unfinished Floor:	0	Suite:	Other
Grand Total Floor Area:	2,080		7
			8

Listing Broker(s): Royal LePage - Wolstencroft

'West Central', great family home in a family neighborhood. Some updated have been done over the years including updated kitchen & bathroom on the main floor. Great location & central to schools, parks & shopping. 4 bedrooms, 2 bathroom home on flat 8320 sq ft lot has lots of potential.



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Maple Ridge, Southwest Maple Ridge
21169 RIVER RD, V2X 2A5

MLS# V1048164

Residential Detached
Active



List Price: \$414,900 Previous Price: \$419,000
 Original Price: \$419,000

Complex/Subdiv:

Frontage:	93.60 ft	Bedrooms:	5	PID:	005-818-231
Depth/Size:	77.69	Bathrooms:	3	Type:	House/Single Family
Lot Area SqFt:	7,272	Full Baths:	3	Approx Yr Blt:	1973
Rear Yard Exp:	N	Half Baths:	0	Age at List Date:	41
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$4,355 (2013)
Flood Plain:	No	Zoning:	RS-1		
View:	N				
Serv. Connected:	Electricity, Natural Gas, Sanitary Sewer, Water				

Style of Home:	Basement Entry	Total Parking:	3	Covered Parking:	0
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Slab	Parking Facilities:	Open		
Exterior:	Aluminum, Brick				
Rainscreen:		R/I Plumbing:	No	Dist to Public Trans:	ON
Type of Roof:	Asphalt			Dist to School Bus:	3 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:	2	R/I Fireplaces:	0	Property Disclosure:	N - COURT ORDERED
Fireplace Fuel:	Wood			Out Buildings:	
Outdoor Area:	Patio(s) & Deck(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal: LT 62 DL 249 GROUP 1 NWD PL 40804
 Amenities: In Suite Laundry
 Site Influences: Central Location, Golf Course Nearby, Paved Road, Recreation Nearby, Shopping Nearby
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	17' X 16'5	Below	Storage	12' X 9'3			X
Main F.	Dining	10' X 9'6						X
Main F.	Kitchen	11'7 X 9'11						X
Main F.	Master Bedroom	14'9 X 11'3						X
Main F.	Bedroom	13'2 X 11'11						X
Main F.	Bedroom	13'8 X 11'4						X
Below	Living Room	16'7 X 15'4						X
Below	Kitchen	10'2 X 8'						X
Below	Bedroom	11'8 X 9'9						
Below	Bedroom	11'1 X 9'1						

Floor Area (SqFt):		Total # Rooms:	11	Bathrooms	
Main Floor Area SqFt:	1,350	# Kitchens:	2	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	0	Finished Levels:	2	2	3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Down:	1,015	Crawl/Bsmt Height:		3	3 Piece; Ensuite: N; Level: Below
Finished Floor Bsmt SqFt:	0	Basement Area:	Part, Fully Finished	4	
Total Finished Floor SqFt:	2,365	Suite:	Unauthorized Suite	5	
				6	
Unfinished Floor:	0			7	
Grand Total Floor Area:	2,365			8	

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

WEST SIDE, central location. Spacious 2365 sq ft home with 4 bdrms., 3 baths, large covered deck and fenced yard. One bedroom in-law suite. Near shopping, recreation, school & bus. Measurements are approximate and should be verified by the Buyer if important to them. This property is within the "Fraser River Escarpment Policy Area".



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Maple Ridge, Northwest Maple Ridge
12059 201ST ST, V2X 3M3

MLS# V1047184

Residential Detached
Active



List Price: \$499,000 Previous Price: \$509,000
 Original Price: \$529,000

Complex/Subdiv:

Frontage: 64.50 ft	Bedrooms: 5	PID: 023-619-660
Depth/Size:	Bathrooms: 3	Type: House/Single Family
Lot Area SqFt: 6,000	Full Baths: 3	Approx Yr Blt: 2001
Rear Yard Exp:	Half Baths: 0	Age at List Date: 13
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$4,864 (2013)
Flood Plain: No	Zoning: RES	
View: N		
Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		

Style of Home: Basement Entry	Total Parking: 9	Covered Parking: 3
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Triple	
Exterior: Vinyl		
Rainscreen:	R/I Plumbing: No	Dist to Public Trans:
Type of Roof: Asphalt		Dist to School Bus:
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: Hot Water, Radiant		Mortgage Info: \$0
No. of Fireplaces: 1	R/I Fireplaces: 0	Property Disclosure: N - COURT ORDERED SALE
Fireplace Fuel: Gas - Natural		Out Buildings:
Outdoor Area: Fenced Yard, Patio(s) & Deck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: PL LMP31025 LT 10 DL 263 LD 36 GROUP 1.

Amenities:

Site Influences: Golf Course Nearby, Recreation Nearby, Shopping Nearby

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13'6" X 13'7"	Below	Bedroom	10' X 10'			X
Main F.	Dining	13'6" X 9'9"						X
Main F.	Kitchen	15'6" X 8'6"						X
Main F.	Family Room	15'6" X 13'						X
Main F.	Master Bedroom	15'6" X 12'						X
Main F.	Bedroom	12' X 11'6"						X
Main F.	Bedroom	11'6" X 9'8"						X
Below	Kitchen	15' X 10'						X
Below	Living Room	15' X 13'						
Below	Master Bedroom	13' X 11'						

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,505	Total # Rooms: 11	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 2	2 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Down: 0	Finished Levels: 2	3 4 Piece; Ensuite: N; Level: Below
Finished Floor Bsmt SqFt: 1,105	Crawl/Bsmt Height: 4	
Total Finished Floor SqFt: 2,610	Basement Area: Full, Fully Finished, Separate Entry	5
	Suite: Unauthorized Suite	6
Unfinished Floor: 0		7
Grand Total Floor Area: 2,610		8

Listing Broker(s): RE/MAX Little Oak Realty (Msn)

Fantastic Opportunity! Only 13 years young, this great home has room for 2 families! Even has a TRIPLE GARAGE! Upper floor has 3 bedrooms including a generously sized Master suite with WI closet & ensuite. The kitchen features an island w/a breakfast bar and is open to the large family room, plus enjoy spacious & bright formal living and dining areas..or step out the sliding glass doors leading to the covered sundeck and the fully fenced backyard. The lower level has a self contained, bright, completely above ground, 2 bedroom suite (no dungeons here). And how many suites have their own PRIVATE garage? This one does! Super convenient location, Shopping, Transit/WCE & Golden Ears Bridge entrance are all conveniently close by.



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Maple Ridge, Silver Valley
13317 239B ST, V4R 0A4

MLS# V1035000

Residential Detached
Active



List Price:	\$575,000	Previous Price:	\$585,000
		Original Price:	\$585,000
Complex/Subdiv:			
Frontage:	61.00 ft	Bedrooms:	5
Depth/Size:	158	Bathrooms:	4
Lot Area SqFt:	9,638	Full Baths:	3
Rear Yard Exp:		Half Baths:	1
Meas Type:	Feet	If New GST/HST Incl:	
Flood Plain:		Zoning:	SFD
View:			
Serv. Connected: Electricity, Natural Gas, Water			
PID:	026-279-851	Type:	House/Single Family
Approx Yr Blt:	2006	Age at List Date:	7
Taxes:	\$5,669 (2013)		

Style of Home:	3 Storey	Total Parking:	Covered Parking: 2
Construction:	Frame - Wood	Parking Access:	Front
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double
Exterior:	Stone, Other		
Rainscreen:		R/I Plumbing:	Dist to Public Trans:
Type of Roof:	Asphalt		Dist to School Bus:
Renovations:		Reno Year:	Possession:
Flooring:	Hardwood, Laminate, Wall/Wall/Mixed		Title to Land:
Water Supply:	City/Municipal		Seller's Interest:
Heat/Fuel:	Forced Air, Natural Gas		Mortgage Info:
No. of Fireplaces:	2		
Fireplace Fuel:	Gas - Natural	R/I Fireplaces:	Property Disclosure:
Outdoor Area:	Patio(s) & Deck(s)		Out Buildings:
Pad Rental:			
Fixtures Leas:	N		
Fixt Removed:			

Legal: PL BCP17359 LT 18 LD 36 SEC 28 TWP 12
 Amenities:
 Site Influences: Cul-de-Sac
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15' X 14'5	Above	Bedroom	11'5 X 10'			X
Main F.	Dining	14'2 X 11'4	Bsmt	Living Room	13'6 X 11'			X
Main F.	Kitchen	14'2 X 8'6	Bsmt	Dining	13'6 X 6'			X
Main F.	Nook	14'2 X 8'6	Bsmt	Kitchen	13'6 X 12'			X
Main F.	Family Room	15'2 X 14'2	Bsmt	Bedroom	13' X 12'			X
Main F.	Den	10'7 X 5'6	Bsmt	Bedroom	11'6 X 10'4			X
Main F.	Pantry	6' X 4'8	Bsmt	Recreation Room	14' X 8'6			X
Main F.	Laundry	10'7 X 5'6	Bsmt	Storage	14' X 10'			X
Above	Master Bedroom	16' X 14'						X
Above	Bedroom	14'6 X 10'						X

<u>Floor Area (SqFt):</u>		<u>Bathrooms</u>	
Main Floor Area SqFt:	1,472	Total # Rooms:	18
Finished Floor Up SqFt:	1,279	# Kitchens:	2
Finished Floor Down:	0	Finished Levels:	3
Finished Floor Bsmt SqFt:	1,472	Crawl/Bsmt Height:	
Total Finished Floor SqFt:	4,223	Basement Area:	Fully Finished, Separate Entry
Unfinished Floor:	0	Suite:	Unauthorized Suite
Grand Total Floor Area:	4,223		

Listing Broker(s): RE/MAX Real Estate Services

This corner lot features a 3 level 4 bedroom home with a 2 bedroom suite as a mortgage helper. The property backs onto parkland, a true nature lovers retreat encompassed within the Rock Ridge neighbourhood. Spacious open floor plan with extra high 15+ feet high ceilings in the family room featuring expansive windows allow for natural light without sacrificing privacy. All offers are subject to Court approval, Schedule "A" to form a part of all offers.



Presented by:
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Maple Ridge, Cottonwood MR

MLS# V1041128

Residential Detached

11719 CREEKSIDE ST, V4R 2V4

Active



List Price:	\$599,900	Previous Price:	\$609,900
		Original Price:	\$609,900
Complex/Subdiv:			
Frontage:	0.00 ft	Bedrooms:	4
Depth/Size:		Bathrooms:	4
Lot Area SqFt:	6,803	Full Baths:	3
Rear Yard Exp:	W	Half Baths:	1
Meas Type:	Feet	If New GST/HST Incl:	
Flood Plain:	No	Zoning:	RS1
View:	N		
Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water			
PID:	024-052-515	Type:	House/Single Family
Approx Yr Blt:	1998	Age at List Date:	16
Taxes:	\$4,938 (2013)		

Style of Home:	2 Storey w/Bsmt.	Total Parking:	4	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double		
Exterior:	Brick, Vinyl, Wood				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	ON
Type of Roof:	Asphalt			Dist to School Bus:	1 BLK
Renovations:		Reno Year:		Possession:	
Flooring:	Laminate, Vinyl/Linoleum, Wall/Wall/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:	2	R/I Fireplaces:		Property Disclosure:	N - COURT ORDERED SALE
Fireplace Fuel:	Gas - Natural			Out Buildings:	
Outdoor Area:	Balcony(s); Patio(s) or Deck(s), Fenced Yard, S				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:					

Legal: PL LMP36721 LT 4 LD 36 SEC 16 TWP 12 GROUP 1.
 Amenities:
 Site Influences: Greenbelt, Paved Road, Private Setting, Shopping Nearby
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13' X 14'2	Below	Storage	8' X 6'			X
Main F.	Kitchen	10'11 X 14'6	Below	Bedroom	12' X 12'			X
Main F.	Dining	10' X 12'	Below	Recreation Room	12'8 X 29'			X
Main F.	Eating Area	9'4 X 11'9	Below	Other	13' X 10'4			X
Main F.	Family Room	17'1 X 18'3						X
Main F.	Laundry	13' X 7'4						X
Above	Games Room	16'2 X 13'6						X
Above	Bedroom	11'8 X 12'						X
Above	Bedroom	11'8 X 12'						X
Above	Master Bedroom	22' X 13'						X

<u>Floor Area (SqFt):</u>		<u>Bathrooms</u>	
Main Floor Area SqFt:	1,257	Total # Rooms:	14
Finished Floor Up SqFt:	1,372	# Kitchens:	1
Finished Floor Down:	0	Finished Levels:	3
Finished Floor Bsmt SqFt:	1,410	Crawl/Bsmt Height:	
Total Finished Floor SqFt:	4,039	Basement Area:	Full
Unfinished Floor:	0	Suite:	Unauthorized Suite
Grand Total Floor Area:	4,039		

Listing Broker(s): Coldwell Banker Tri-Tel Realty

Great family neighbourhood. This is a spacious family home offering a beautiful front entry w/curved stairway. Upper floor offers 3 bedrooms with additional guest room/office or great room. There is a full bath and huge 5 piece ensuite, WI closet and sitting area in the master bdrm. The main floor has living/dining rm, huge family rm, laundry & 2 pce bathroom. Nice open kitchen with island, pantry and great cupboard space. Access to great entertainment deck from dining and family rms, includes hot tub as well as large covered area. The basement is fully finished w/ full 1 bedroom inlaw/guest suite including wine cellar, store room, office, graft or gym space. This space has its own access plus access to wonderful O/D entent.



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Maple Ridge, Albion

MLS# V1048016

Residential Detached

24330 RIVER RD, V2W 1M2

Active



List Price:	\$649,900	Previous Price:	
		Original Price:	\$649,900
Complex/Subdiv:			
Frontage:	0.00 ft	Bedrooms:	5
Depth/Size:		Bathrooms:	3
Lot Area SqFt:	0	Full Baths:	3
Rear Yard Exp:	S	Half Baths:	0
Meas Type:	Feet	If New GST/HST Incl:	
Flood Plain:		Zoning:	RS-2
View:	Y - RIVER		
Serv. Connected:	Electricity, Natural Gas		
PID:	000-716-383	Type:	House/Single Family
Approx Yr Blt:	1986	Age at List Date:	28
Taxes:	\$5,231 (2013)		

Style of Home:	Rancher/Bungalow w/Bsmt.		Total Parking:	Covered Parking:			
Construction:	Frame - Wood		Parking Access:				
Foundation:	Concrete Perimeter		Parking Facilities:	Garage; Double, RV Parking Avail.			
Exterior:	Stone, Vinyl						
Rainscreen:		R/I Plumbing:	Dist to Public Trans:	Dist to School Bus:			
Type of Roof:	Asphalt		Possession:				
Renovations:		Reno Year:	Title to Land:	Freehold NonStrata			
Flooring:	Mixed, Tile		Seller's Interest:	Court Ordered Sale			
Water Supply:	City/Municipal		Mortgage Info:	\$0			
Heat/Fuel:	Radiant						
No. of Fireplaces:	2	R/I Fireplaces:	Property Disclosure:	N - AS IS WHERE IS			
Fireplace Fuel:	Gas - Natural		Out Buildings:				
Outdoor Area:	Balcony(s); Patio(s) or Deck(s)						
Pad Rental:							
Fixtures Leas:	N						
Fixt Removed:							

Legal: PL NWP66644 LT 19 DL 409 LD 36 GROUP 1, EXCEPT PLAN LMP38171.
 Amenities:
 Site Influences:
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16' X 13'	Below	Bedroom	10'8 X 9'10			X
Main F.	Kitchen	17' X 11'7	Below	Den	9'9 X 9'10			X
Main F.	Dining	13' X 11'			X			X
Main F.	Family Room	17' X 12'			X			X
Main F.	Master Bedroom	14'8 X 11'9			X			X
Main F.	Bedroom	11' X 10'11			X			X
Main F.	Bedroom	11' X 10'9			X			X
Main F.	Laundry	7'6 X 6'3			X			X
Below	Recreation Room	25' X 16'			X			
Below	Bedroom	12' X 16'			X			

<u>Floor Area (SqFt):</u>		<u>Bathrooms</u>	
Main Floor Area SqFt:	1,716	Total # Rooms:	12
Finished Floor Up SqFt:	0	# Kitchens:	1
Finished Floor Down:	0	Finished Levels:	2
Finished Floor Bsmt SqFt:	1,716	Crawl/Bsmt Height:	
Total Finished Floor SqFt:	3,432	Basement Area:	Fully Finished
Unfinished Floor:	0	Suite:	
Grand Total Floor Area:	3,432		

Listing Broker(s): RE/MAX Lifestyles Realty

This bungalow with fully finished walk-out basement is a WINNER!! Open floor plan. Shows beautifully & is in ready to move in condition. Renovations include kitchen,, baths, flooring & more. Plus enjoy a SPECTACULAR Fraser River view on a .69 of an acre lot. Room to park on RV or 2! Vaulted ceilings in living room, 3 bedrooms on main, 2 bathrooms & large main floor family room. Main floor laundry area. Below you will find a HUGE recreation room with wet bar or summer kitchen (newer cabinets), 2 more bedrooms plus a den & another laundry area. Priced well below assessment! Make this beauty your home TODAY!! Sold in an "as is where is" basis. No representations or warranties have been made by the seller or agent.



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Maple Ridge, Northeast

MLS# V1045468

Residential Detached

12142 287TH ST, V2W 1M1

Active



List Price:	\$ 798,800	Previous Price:	
		Original Price:	\$ 798,800
Complex/Subdiv:			
Frontage:		Bedrooms:	4
Depth/Size:	IRR	Bathrooms:	6
Lot Area SqFt:	0	Full Baths:	5
Rear Yard Exp:	E	Half Baths:	1
Meas Type:	Feet	If New GST/HST Incl:	
Flood Plain:	No	Zoning:	A-1
View:	N		
Serv. Connected:	Electricity, Natural Gas, Septic		
PID:	016-391-055	Type:	House with Acreage
Approx Yr Blt:	2000	Age at List Date:	14
Taxes:	\$6,941 (2013)		

Style of Home:	Rancher/Bungalow w/Bsmt.	Total Parking:	10	Covered Parking:	3
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Triple, RV Parking Avail., Visitor Parking		
Exterior:	Mixed, Stucco				
Rainscreen:		R/I Plumbing:	Dist to Public Trans:	3 BLK	Dist to School Bus: BUS
Type of Roof:	Tile - Concrete		Possession:		
Renovations:	Partly	Reno Year:	Title to Land:	Freehold NonStrata	
Flooring:	Mixed		Seller's Interest:	Court Ordered Sale	
Water Supply:	Well - Shallow		Mortgage Info:	\$0	
Heat/Fuel:	Radiant, Natural Gas				
No. of Fireplaces:	1	R/I Fireplaces:	0	Property Disclosure:	N - COURT ORDERED
Fireplace Fuel:	Gas - Natural			Out Buildings:	
Outdoor Area:	Patio(s) & Deck(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal:	LT 8 SEC 21 TWP 15 PL NWD 86520
Amenities:	Garden, In Suite Laundry, Workshop Attached
Site Influences:	Gated Complex, Private Setting, Private Yard, Rural Setting, Treed
Features Incl:	Jetted Bathtub, Security - RI, Windows - Thermo, Vacuum R.I.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	19' X 15'9	Above	Bedroom	12'11 X 11'1			X
Main F.	Kitchen	20'5 X 15'2	Below	Recreation Room	34'4 X 15'1			X
Main F.	Dining	14'2 X 12'6	Below	Bedroom	22'8 X 18'1			X
Main F.	Nook	12'6 X 9'5	Below	Bedroom	21'9 X 15'			X
Main F.	Family Room	25'7 X 19'6			X			X
Main F.	Master Bedroom	17'8 X 13'			X			X
Main F.	Entrance Hall	14'4 X 12'6			X			X
Main F.	Laundry	10' X 10'			X			X
Main F.	Storage	16' X 6'			X			
Above	Study	12'8 X 9'8			X			

Floor Area (SqFt):		Total # Rooms:	14	Bathrooms	
Main Floor Area SqFt:	2,900	# Kitchens:	1	1	6 Piece; Ensuite: Y; Level: Main F.
Finished Floor Up SqFt:	500	Finished Levels:	2	2	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Down:	2,900	Crawl/Bsmt Height:		3	4 Piece; Ensuite: Y; Level: Above
Finished Floor Bsmt SqFt:	0	Basement Area:	Full, Fully Finished	4	4 Piece; Ensuite: N; Level: Below
Total Finished Floor SqFt:	6,300			5	4 Piece; Ensuite: Y; Level: Below
		Suite:	None	6	4 Piece; Ensuite: Y; Level: Below
Unfinished Floor:	0			7	
Grand Total Floor Area:	6,300			8	

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

OPPORTUNITY! 6300 sq ft home on 5.004 Ac with gated entrance & winding driveway to private setting. Has 4 bdrms (all with ensuite) 6 bathrooms in total (his & hers ensuites in master suite), 3 bay garage & attached workshop, large covered deck. Open plan with huge kitchen (granite countertops), Hot water radiant heat & air exchange system. Measurements are approximate and should be verified by the Buyers if important to them.



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Maple Ridge, Websters Corners
12375 244TH ST, V4R 1K9

MLS# V1038765

Residential Detached
Active



List Price: \$1,888,888 Previous Price:
 Original Price: \$1,888,888
 Complex/Subdiv: ACADEMY PARK
 Frontage: Bedrooms: 7 PID: 011-037-776
 Depth/Size: Bathrooms: 8 Type: House with Acreage
 Lot Area SqFt: 236,966 Full Baths: 7 Approx Yr Blt: 1998
 Rear Yard Exp: Half Baths: 1 Age at List Date: 15
 Meas Type: Feet If New GST/HST Incl: Taxes: \$9,953 (2013)
 Flood Plain: Zoning: RS3
 View:
 Serv. Connected: Electricity, Septic

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

Legal: PL NWP3118 LT 12 LD 36 SEC 22 TWP 12 GROUP 1, PORTION N 190' OF.
 Amenities:
 Site Influences: Private Setting, Shopping Nearby
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16'10 X 13'	Bsmt	Games Room	20'3 X 15'3			X
Main F.	Dining	18'9 X 14'6	Bsmt	Den	19' X 12'10			X
Main F.	Kitchen	20'3 X 16'3	Bsmt	Bedroom	22'4 X 13'8			X
Main F.	Nook	9'7 X 9'7	Bsmt	Bedroom	8' X 8'			X
Main F.	Family Room	21'8 X 14'8			X			X
Main F.	Bedroom	17' X 18'8			X			X
Above	Master Bedroom	17'3 X 14'6			X			X
Above	Bedroom	13'5 X 11'2			X			X
Above	Bedroom	18'5 X 13'			X			
Above	Bedroom	18'5 X 13'			X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 2,839	Total # Rooms: 14	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 1,905	# Kitchens: 1	2 3 Piece; Ensuite: N; Level: Main F.
Finished Floor Down: 0	Finished Levels: 3	3 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Bsmt SqFt: 2,598	Crawl/Bsmt Height:	4 5 Piece; Ensuite: N; Level: Above
Total Finished Floor SqFt: 7,342	Basement Area: Full, Fully Finished	5 5 Piece; Ensuite: Y; Level: Above
		6 5 Piece; Ensuite: N; Level: Above
Unfinished Floor: 0	Suite:	7 4 Piece; Ensuite: N; Level: Bsmt
Grand Total Floor Area: 7,342		8 4 Piece; Ensuite: N; Level: Bsmt

Listing Broker(s): RE/MAX LifeStyles Realty

'Academy Park' 5.44 Acre estate property with very deluxe custom 7342 sq.ft. 2 storey and fully finished daylight bsmt. Features four car garage and detached 50 ft. x 30 ft. double garage, spiral staircase, seven bedrooms, eight bathrooms, inground heated pool, hot tub, electric gate and privacy wall. Must see.