



Presented by:  
**Nikki Cvitanovic**

RE/MAX Select Realty  
Phone: 778-926-6464  
www.nikkicvit.ca  
nikkic@remax.net



**Active**  
**R2103815**  
Board: V  
House/Single Family

**12129 222 STREET**

Maple Ridge  
West Central  
V2X 5W4

Residential Detached

**\$449,900** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>60.01</b>	Original Price: <b>\$449,900</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1956</b>
Depth / Size: <b>89.16</b>	Bathrooms:	<b>1</b>	Age: <b>60</b>
Lot Area (sq.ft.): <b>5,350.00</b>	Full Baths:	<b>1</b>	Zoning: <b>RF</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,367.25</b>
Rear Yard Exp: <b>West</b>			For Tax Year: <b>2015</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>002-682-974</b>
			Tour:

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

Style of Home: **1 Storey, Rancher/Bungalow**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Vinyl**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations: **Partly**  
# of Fireplaces: **1**  
Fireplace Fuel: **Wood**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Electric, Natural Gas**  
Outdoor Area: **Fenced Yard, Patio(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **0** Parking Access: **Front**  
Parking: **Add. Parking Avail., Open, RV Parking Avail.**

Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Court Ordered Sale**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Laminate, Mixed**

Dist. to School Bus:

Legal: **PL NWP61062 LT 273 DL 396 LD 36**

Amenities:

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 13'3			x			x
Main	Kitchen	11'6 x 10'3			x			x
Main	Nook	11'6 x 7'			x			x
Main	Master Bedroom	13'3 x 10'8			x			x
Main	Bedroom	13'3 x 11'3			x			x
Main	Bedroom	11'6 x 9'6			x			x
Main	Laundry	7'3 x 7'3			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,100</b>	# of Rooms:	<b>7</b>	Bath		Floor	<b>Main</b>	# of Pieces	<b>4</b>	Ensuite?	<b>No</b>	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1								Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>1</b>	2								Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>	3								Pool:
Finished Floor (Total):	<b>1,100 sq. ft.</b>	Crawl/Bsmt. Height:		4								Garage Sz:
		Beds in Basement:	<b>0</b>	5								Door Height:
Unfinished Floor:	<b>0</b>	Basement:	<b>None</b>	6								
Grand Total:	<b>1,100 sq. ft.</b>			7								
				8								

Listing Broker(s): **RE/MAX 2000 Realty**

**Cute little rancher in central Maple Ridge, great starter or empty nester home. Nice lot, fully fenced in with a gate and driveway down the side of the house perfect for RV/ Boat. 3 Bedrooms, 1 bathroom, nice floor plan, laminate floors, newer windows and siding.**



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**Active**  
**R2111503**  
Board: V  
House/Single Family

**24975 SMITH AVENUE**

Maple Ridge  
Websters Corners  
V4R 2A7

Residential Detached

**\$629,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$629,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>5</b>	Approx. Year Built: <b>1963</b>
Depth / Size:	Bathrooms:	<b>3</b>	Age: <b>53</b>
Lot Area (sq.ft.): <b>7,222.00</b>	Full Baths:	<b>2</b>	Zoning: <b>RS-1</b>
Flood Plain:	Half Baths:	<b>1</b>	Gross Taxes: <b>\$4,267.49</b>
Rear Yard Exp:			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>017-623-821</b>
			Tour:

View: **No :**

Complex / Subdiv:

Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations: **Addition**  
# of Fireplaces: **1**  
Fireplace Fuel: **Gas - Natural**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air**  
Outdoor Area: **Patio(s) & Deck(s)**  
Type of Roof: **Wood**

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

Total Parking: **3** Covered Parking: **2** Parking Access: **Front**  
Parking: **Add. Parking Avail.**  
Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Court Ordered Sale**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **:**  
Floor Finish: **Mixed**

Legal: **PL LMP2710 LT 12 LD 36 SEC 23 TWP 12**

Amenities:

Site Influences: **Cul-de-Sac, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 9'9	Bsmt	Family Room	22'6 x 9'1			x
Main	Dining Room	14'10 x 11'4	Bsmt	Den	10'5 x 9'5			x
Main	Kitchen	14'5 x 9'9	Bsmt	Kitchen	10' x 6'5			x
Main	Den	14'10 x 11'6	Bsmt	Foyer	12'5 x 7'10			x
Main	Flex Room	16'5 x 9'9	Bsmt	Mud Room	8'2 x 7'3			x
Main	Master Bedroom	12'8 x 11'10			x			x
Main	Bedroom	11'7 x 9'9			x			x
Main	Bedroom	11'7 x 10'11			x			x
Bsmt	Bedroom	10'4 x 8'5			x			
Bsmt	Bedroom	11'7 x 9'6			x			

Finished Floor (Main): **1,781**  
Finished Floor (Above): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **1,231**  
Finished Floor (Total): **3,012 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **3,012 sq. ft.**

# of Rooms: **15**  
# of Kitchens: **2**  
# of Levels: **2**  
Suite: **None**  
Crawl/Bsmt. Height:  
Beds in Basement: **2** Beds not in Basement: **3**  
Basement: **Full, Fully Finished, Separate Entry**

Bath	Floor	# of Pieces	Ensuite?
1	Main	4	Yes
2	Main	2	No
3	Bsmt	3	No
4			
5			
6			
7			
8			

Outbuildings  
Barn:  
Workshop/Shed:  
Pool:  
Garage Sz: **23'6 X**  
Door Height:

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

**Comments to follow**