

Presented by:  
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Maple Ridge, Southwest Maple Ridge

MLS# V1097198

Residential Detached

11259 PRINCESS ST, V2X 1N3

Active



List Price: \$288,900

Complex/Subdiv:

Frontage:	60.00 ft	Bedrooms:	3	PID:	008-471-215
Depth/Size:	120	Bathrooms:	1	Type:	House/Single Family
Lot Area SqFt:	7200.00	Full Baths:	1	Approx Yr Blt:	9999
Rear Yard Exp:		Half Baths:	0	Age at List Date:	999
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$3,098 (2014)
Flood Plain:		Zoning:	RS-1		
View:	N				
Serv. Connected:	Electricity, Natural Gas				

Style of Home:	Rancher/Bungalow	Total Parking:	8	Covered Parking:	3
Construction:	Concrete Frame	Parking Access:	Front, Side		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double		
Exterior:	Vinyl				
Rainscreen:		R/I Plumbing:		Dist to School Bus:	
Type of Roof:	Asphalt	Possession:			
Renovations:		Title to Land:	Freehold NonStrata		
Flooring:	Tile, Vinyl/Linoleum	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
Fireplace Fuel:				Out Buildings:	/Garage Sz: 20'4 X 22'10
Outdoor Area:	Balcony(s), Fenced Yard				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal: PL NWP37622 LT 816 DL 280 LD 36  
 Amenities:  
 Site Influences: Private Yard  
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	12'4 X 8'2			X			X
Main F.	Eating Area	9' X 15'2			X			X
Main F.	Laundry	10'5 X 10'6			X			X
Main F.	Bedroom	7'7 X 12'			X			X
Main F.	Bedroom	9'5 X 12'3			X			X
Main F.	Bedroom	9'5 X 7'7			X			X
Main F.	Foyer	6'4 X 10'			X			X
Main F.	Living Room	14'10 X 15'2			X			X
		X			X			
		X			X			

<b>Floor Area (SqFt):</b>		<b>Bathrooms</b>
Main Floor Area SqFt:	1,074	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:	1,074	5
		6
Unfinished Floor:	0	7
Grand Total Floor Area:	1,074	8

Listing Broker(s): Landmark Realty Mission Ltd.

This 3 bedroom beautiful little house has almost everything updated on it just a few years ago. Complete with a detached garage that has a little carport attached to it, all on a huge low maintenance corner lot with extensive rock and stamped concrete work with built-up garden areas. Newer double glazed windows, furnace, roof and hot water tank have all been replaced in previous renovations. This is a great package for the family just starting or for those who are downsizing and need lots of RV parking space. Come by and take a look, bring a coffee and enjoy the oversized private balcony.

Tax Report - 11259 PRINCESS Street  
Record Updated - 12/11/2014

Jurisdiction	312-MAPLE RIDGE - DISTRICT	Roll Number	1043001001	Property ID	008-471-215
Property Addr	11259 PRINCESS ST				
Municipality	MR-DISTRICT OF MAPLE RIDGE	Board Code	V		
Neighborhood	010-HAMMOND SOUTH OF RAILROAD				
Area	VMR-Maple Ridge				
Sub Area	VMRSW-Southwest Maple Ridge			More PID's	
Gross Taxes	\$3097.63	(2014)	Water Conn		
Tax Amount Updated - 12/11/14					

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

Owner(s) 2 Name & Address

\*\* NOT AVAILABLE \*\*

11259 PRINCESS ST  
MAPLE RIDGE BC

V2X 1N3

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
NWP37622	816		280	36				
Legal Description PL NWP37622 LT 816 DL 280 LD 36								

Land & Building Information

Width	60	Depth	120	Lot Size	FEET
Land Use				Actual Use	SINGLE FAMILY DWELLING
BCA Description	1 ST SFD AFTER 1930 FAIR			Zoning	
BCAA Data Updated - 03/04/14					

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$199,000	Gross Land	\$199,000	Gross Land	\$199,000
Improvement	\$69,200	Gross Improve	\$69,200	Gross Improve	\$69,200
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$268,200	Municipal Total	\$268,200	School Total	\$268,200

Sale History Information

Date	Price	Document #	Type of Sales Transaction
04/29/2005	\$235,000	BX437083	IMPRV SINGLE PROP CASH TRANSAC
02/26/2001	\$145,000	BR44384	IMPRV SINGLE PROP CASH TRANSAC
06/01/1995	\$161,000	BJ162890	IMPRV SINGLE PROP CASH TRANSAC

Tax Detail View      The enclosed information while deemed to be correct is not guaranteed.      02/17/15      2:11 PM