



Presented by:  
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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):     | <b>1,781</b>         | # of Rooms: <b>15</b>                                     | Bath | Floor | # of Pieces | Ensuite?   | Outbuildings             |
| Finished Floor (Above):    | <b>0</b>             | # of Kitchens: <b>2</b>                                   | 1    | Main  | <b>4</b>    | <b>Yes</b> | Barn:                    |
| Finished Floor (Below):    | <b>0</b>             | # of Levels: <b>2</b>                                     | 2    | Main  | <b>2</b>    | <b>No</b>  | Workshop/Shed:           |
| Finished Floor (Basement): | <b>1,231</b>         | Suite: <b>None</b>  | 3    | Bsmt  | <b>3</b>    | <b>No</b>  | Pool:                    |
| Finished Floor (Total):    | <b>3,012 sq. ft.</b> | Crawl/Bsmt. Height:                                       | 4    |       |             |            | Garage Sz: <b>23'6 X</b> |
| Unfinished Floor:          | <b>0</b>             | Beds in Basement: <b>2</b> Beds not in Basement: <b>3</b> | 5    |       |             |            | Door Height:             |
| Grand Total:               | <b>3,012 sq. ft.</b> | Basement: <b>Full, Fully Finished, Separate Entry</b>     | 6    |       |             |            |                          |
|                            |                      |   | 7    |       |             |            |                          |
|                            |                      |   | 8    |       |             |            |                          |

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

**Comments to follow**