



Presented by:
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 Royal LePage - Wolstencroft
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Active
R2719471
 Board: V
 House/Single Family

24921 DEWDNEY TRUNK ROAD

Maple Ridge
 Websters Corners
 V4R 1X4

Residential Detached

\$859,900 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$898,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1960
Frontage(feet): 0.00	Bathrooms: 2	Age: 62
Frontage(metres): 0.00	Full Baths: 1	Zoning: RES
Depth / Size: 0	Half Baths: 1	Gross Taxes: \$4,402.92
Lot Area (sq.ft.): 10,360.00	Rear Yard Exp: North	For Tax Year: 2021
Lot Area (acres): 0.24	P.I.D.: 010-048-740	Tax Inc. Utilities?: No
Flood Plain:		Tour: Virtual Tour URL
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey, Rancher/Bungalow**
 Construction: **Frame - Wood**
 Exterior: **Mixed, Stucco**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas**
 Fuel/Heating: **Baseboard, Hot Water**
 Outdoor Area: **Fenced Yard, Sundeck(s)**
 Type of Roof: **Asphalt**

Reno. Year: **2017**
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

Total Parking: **10** Covered Parking: **1** Parking Access: **Front**
 Parking: **DetachedGrge/Carport, Garage; Single, RV Parking Avail.**
 Driveway Finish: **Asphalt, Gravel**
 Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 Property Disc.: **No**
 Fixtures Leased: **No :SOLD AS IS WHERE IS AT TIME OF POSSESSION**
 Fixtures Rmvd: **No :SOLD AS IS WHERE IS AT TIME OF POSSESSION**
 Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Legal: **LOT 14 SECTION 23 TOWNSHIP 12 NEW WESTMINSTER DISTRICT PLAN 15267**

Amenities: **Workshop Detached**

Site Influences: **Private Yard, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main):	988	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	17'6 x 14'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	11'2 x 8'3			x	Main 2
Finished Floor (Below):	0	Main	Eating Area	11'4 x 6'3			x	Main 5
Finished Floor (Basement):	0	Main	Laundry	7'6 x 6'10			x	
Finished Floor (Total):	988sq. ft.	Main	Master Bedroom	11'0 x 10'5			x	
Unfinished Floor:	0	Main	Bedroom	10'6 x 8'6			x	
Grand Total:	988sq. ft.	Main	Bedroom	10'8 x 10'5			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
				x			x	
				x			x	
				x			x	
Suite: None				x			x	
Basement: Crawl				x			x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 7	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Royal LePage West Real Estate Services**

WOW!! Beautiful 3 bedroom rancher style home-perfect for those wanting one level living. Nice size bedrooms. Formal area offers a large living room with gas fireplace feature wall, ceiling crown moldings and high baseboards. Updates include; light fixtures, countertops, vinyl windows, updated bathrooms with the main bath offering deep tub and updated tiling and double sinks Nice updated kitchen with island, updated door hardware and tile splash. Great and convenient laundry room/boot room with door to single garage. Kitchen has a slider to this huge covered deck -perfect for family gatherings. BONUS-PERFECT FOR CAR BUFFS OR THOSE WANTING A DETACHED WORKSHOP is the 25x16 detached garage. parking is bountiful and is easily suitable for an RV.



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Active
R2713819
 Board: V
 House with Acreage

12107 252 STREET

Maple Ridge
 Websters Corners
 V4R 1G1

Residential Detached

\$1,574,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,599,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1954**
 Frontage(feet): **275.00** Bathrooms: **3** Age: **68**
 Frontage(metres): **83.82** Full Baths: **2** Zoning: **RS-1**
 Depth / Size: **161** Half Baths: **1** Gross Taxes: **\$4,355.93**
 Lot Area (sq.ft.): **43,529.00** Rear Yard Exp: For Tax Year: **2021**
 Lot Area (acres): **1.00** P.I.D.: **009-544-941** Tax Inc. Utilities?:
 Flood Plain: Tour: **Virtual Tour URL**
 View: :
 Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Electricity, Septic, Water**
 Sewer Type: **Septic** Water Supply: **City/Municipal**

Style of Home: **3 Level Split**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **2** R.I. Fireplaces:
 Fireplace Fuel: **Wood**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Fenced Yard, Patio(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

Total Parking: **8** Covered Parking: **1** Parking Access:
 Parking: **Garage; Single**
 Driveway Finish:
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Property Disc.: **Yes** Land Lease Expiry Year:
 Fixtures Leased: **No** :
 Fixtures Rmvd: :
 Floor Finish: **Mixed**

Legal: **LOT 15, PLAN NWP11510, PART SW1/4, SECTION 23, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,703	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Foyer	6'8 x 5'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	19'11 x 12'7			x	Main 4
Finished Floor (Below):	807	Main	Kitchen	17'2 x 11'3			x	Main 3
Finished Floor (Basement):	0	Main	Living Room	20'5 x 17'9			x	Main 2
Finished Floor (Total):	2,510sq. ft.	Main	Master Bedroom	15'5 x 15'			x	
Unfinished Floor:	824	Main	Bedroom	11'6 x 10'9			x	
Grand Total:	3,334sq. ft.	Main	Den	10'10 x 6'11			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Family Room	15'11 x 17'3			x	
		Below	Bedroom	13'7 x 12'8			x	
		Below	Flex Room	11' x 6'9			x	
		Below	Storage	10'2 x 7'2			x	
		Bsmt	Storage	31'4 x 24'3			x	
				x			x	
Suite:								
Basement: Crawl								
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:		PAD Rental:			
# of Kitchens: 1	# of Rooms: 12	MHR#:	CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:								

Listing Broker(s): **Johnston Meier Insurance Agencies & Realty Ltd.**

Highly sought after, landscaped, fully cleared and fenced acreage: Beautifully appointed yard with a recessed trampoline, volleyball court, fire pit, endless gardens, and magazine worthy outdoor living space. Close to town, transit and walking distance to schools. Home is situated to the north east quarter, plenty of space for shops and garden suites. Services built to support additional living space. Solid split level home has been renovated with high end finishes. Sellers done all of the preparations, space is ready for your dream kitchen! *Sellers are offering cash back to complete*. **BONUS Huge crawl space with standing headroom for storage/utility. Finish and live, buy/hold for future use, development/build, almost endless opportunities! (All future plans/use to be confirmed by buyer)**