



Presented by:  
**Micky Kandola**

Royal LePage - Wolstencroft  
Phone: 604-530-0231

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**Active**  
**R2841899**  
Board: V  
House/Single Family

**11699 CARR STREET**

Maple Ridge  
West Central  
V2X 5N1

Residential Detached

**\$1,499,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,600,000**  
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1954**  
Frontage(feet): **0.00** Bathrooms: **4** Age: **70**  
Frontage(metres): **0.00** Full Baths: **3** Zoning: **RS1**  
Depth / Size: **0** Half Baths: **1** Gross Taxes: **\$6,019.46**  
Lot Area (sq.ft.): **11,762.00** Rear Yard Exp: **West** For Tax Year: **2022**  
Lot Area (acres): **0.27** P.I.D.: **009-686-789** Tax Inc. Utilities?: **No**  
Flood Plain: **No** Tour:  
View: **No**  
Complex/Subdiv:  
First Nation Reserve:  
Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Wood**  
Foundation: **Concrete Perimeter**

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

Reno. Year: **2018**  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **10** Covered Parking: **1** Parking Access: **Front, Side**  
Parking: **Garage; Single, Open, RV Parking Avail.**  
Driveway Finish:  
Dist. to Public Transit: **STEPS** Dist. to School Bus: **STEPS**  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
Property Disc.: **No**  
Fixtures Leased: **No**  
Fixtures Rmvd: **:**  
Floor Finish: **Laminate, Mixed**

Legal: **LOT 14, PLAN NWP12386, DISTRICT LOT 397, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central, Swirlpool/Hot Tub**

Site Influences: **Central Location, Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main):	1,410	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	929	Main	Foyer	10'2 x 5'8	Above	Laundry	6'4 x 4'10	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	13'7 x 11'0			x	Main	4
Finished Floor (Below):	0	Main	Living Room	14'8 x 15'7			x	Main	2
Finished Floor (Basement):	0	Main	Dining Room	9'1 x 9'9			x	Above	4
Finished Floor (Total):	2,339sq. ft.	Main	Nook	9'10 x 7'3			x	Above	4
Unfinished Floor:	0	Main	Kitchen	8'9 x 6'10			x		
Grand Total:	2,339sq. ft.	Main	Primary Bedroom	16'0 x 13'6			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Walk-In Closet	7'5 x 4'6			x		
Suite: <b>Unauthorized Suite</b>		Above	Primary Bedroom	13'5 x 14'5			x		
Basement: <b>None</b>		Above	Walk-In Closet	3'8 x 5'9			x		
		Above	Bedroom	16'5 x 10'9			x		
		Above	Walk-In Closet	3'7 x 8'5			x		
		Above	Bedroom	15'2 x 9'8			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 2	# of Rooms: 14	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

Listing Broker(s): **Keller Williams Elite Realty**

**Keller Williams Elite Realty**

**COURT ORDERED SALE OPPORTUNITY!** This completely renovated property sits on OVER 1/4 ACRE LOT, close to city centre in West Maple Ridge! House underwent extensive renovation in 2018 including floor plan, new kitchens/baths, AIR CONDITIONING, MAIN LEVEL IN-LAW SUITE, flooring, fixtures, paint and more! Outdoor paradise includes: COVERED BBQ DECK w/OUTDOOR BAR, NATURAL GAS FIREPIT, SWIM SPA, irrigation, TONS OF PARKING & single car garage w/EV charger. LOCATED CLOSE TO: Ridge Meadows Hospital, Maple Ridge Secondary, Wal-Mart, Leisure/Community Centre, WESTCOAST EXPRESS, transit, trails, shopping! \*\*BC's new SSMUH regulations may allow for development as lot is located steps to transit - may have potential for future sub-division/development, buyer to verify\*\*



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**Active**  
**R2847935**  
Board: V  
House with Acreage

**9578 BYRNES ROAD**

Maple Ridge  
Thornhill MR  
V2W 1V9

Residential Detached

**\$1,650,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$1,750,000**  
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1945**  
Frontage(feet): **430.00** Bathrooms: **3** Age: **79**  
Frontage(metres): **131.06** Full Baths: **2** Zoning: **RS-3**  
Depth / Size: **0** Half Baths: **1** Gross Taxes: **\$4,843.58**  
Lot Area (sq.ft.): **306,879.00** Rear Yard Exp: **North** For Tax Year: **2022**  
Lot Area (acres): **7.04** P.I.D.: **011-450-665** Tax Inc. Utilities?: **No**  
Flood Plain: **No** View: **No : NONE** Tour:  
Complex/Subdiv:  
First Nation Reserve:  
Services Connected: **Electricity, Natural Gas**  
Sewer Type: **Septic** Water Supply: **Well - Drilled**

Style of Home: **2 Storey** Total Parking: **10** Covered Parking: **2** Parking Access: **Front**  
Construction: **Frame - Wood** Parking: **Open**  
Exterior: **Wood** Driveway Finish: **Gravel**  
Foundation: **Concrete Perimeter** Dist. to Public Transit: **550M** Dist. to School Bus: **6.7KM**  
Renovations: **Partly** Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
# of Fireplaces: **1** R.I. Fireplaces: Reno. Year: **2020** Property Disc.: **Yes**  
Fireplace Fuel: **Wood** Rain Screen: Fixtures Leased: **No :**  
Fuel/Heating: **Forced Air, Natural Gas** Metered Water: Fixtures Rmvd: **No :**  
Outdoor Area: **Sundeck(s)** R.I. Plumbing: Floor Finish: **Laminate, Mixed**  
Type of Roof: **Asphalt, Tile - Composite**

Legal: **LOT 1, PLAN NWP9966, DISTRICT LOT 433, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Pool; Outdoor, Storage, Swirlpool/Hot Tub**

Site Influences: **Golf Course Nearby, Private Setting, Private Yard, Rural Setting, Shopping Nearby, Ski Hill Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Swimming Pool Equip., Windows - Thermo**

Finished Floor (Main):	1,170	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,080	Main	Living Room	25'4 x 15'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'6 x 13'2			x	Above 4
Finished Floor (Below):	0	Main	Kitchen	11' x 10'			x	Above 3
Finished Floor (Basement):	0	Main	Eating Area	13'6 x 8'8			x	Main 2
Finished Floor (Total):	2,250sq. ft.	Main	Family Room	15'9 x 13'5			x	
Unfinished Floor:	0	Main	Utility	12'8 x 6'3			x	
Grand Total:	2,250sq. ft.	Above	Primary Bedroom	27'8 x 16'1			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	14'5 x 13'9			x	
		Above	Bedroom	13'7 x 13'5			x	
		Above	Den	9'3 x 7'4			x	
Suite: <b>None</b>				x			x	
Basement: <b>Crawl</b>				x			x	
				x			x	
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>1</b>	# of Rooms: <b>10</b>	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Royal LePage Sterling Realty**

**Homelife Advantage Realty (Central Valley) Ltd.**

**PRICE IMPROVEMENT! Family home situated on a 7 Acre secluded lot in desirable Thornhill Maple Ridge. The property features a detached garage, Workshop with 100 Amp service and inground pool. Inside the home are 3 bedrooms upstairs with 2 bath. Main level has a spacious living area with powder bath. New flooring, windows, cabinets, bathrooms & a freestanding tub for primary bedroom! Tons of room for parking, RV or boat. Easy access to Lougheed Hwy. 7 Min drive to Albion Elementary and Sports Complex. This is a great opportunity to own a 7 acre property move in ready for a family. Call today!**