



# Mylyne Santos PREC\*

Presented by:  
Stonehaus Realty Corp.  
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**Active**  
**R2656052**  
Board: V  
House with Acreage

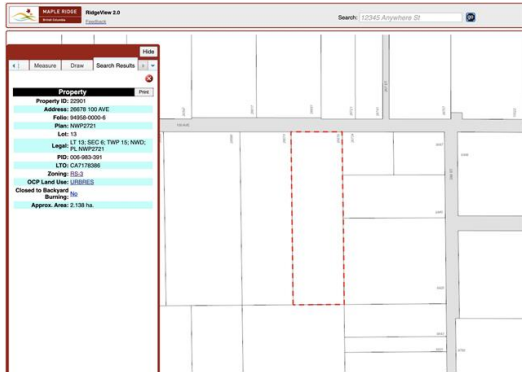
## 26678 100 AVENUE

Maple Ridge  
Thornhill MR  
V2W 1S5

Residential Detached

**\$2,700,000** (LP)

(SP)



Sold Date:

Meas. Type: **Feet**

Frontage(feet): **0.00**

Frontage(metres): **0.00**

Depth / Size: **0**

Lot Area (sq.ft.): **0.00**

Lot Area (acres): **5.31**

Flood Plain:

View:

Complex/Subdiv:

Services Connected: **Electricity, Septic**

If new, GST/HST inc?:

Bedrooms: **4**

Bathrooms: **3**

Full Baths: **2**

Half Baths: **1**

Rear Yard Exp: **South**

P.I.D.: **006-983-391**

Original Price: **\$2,700,000**

Approx. Year Built: **1987**

Age: **35**

Zoning: **RS-3**

Gross Taxes: **\$10,256.30**

For Tax Year: **2021**

Tax Inc. Utilities?:

Tour:

Sewer Type: **Septic**

Water Supply: **Other-Licensed**

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

Renovations:  
# of Fireplaces: **R.I.** Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Forced Air**  
Outdoor Area: **Patio(s) & Deck(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**

Parking: **Carport & Garage, Carport; Multiple**

Driveway Finish:

Dist. to Public Transit:

Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**

Fixtures Leased: **No**

Fixtures Rmvd: **:**

Floor Finish: **Mixed**

Dist. to School Bus:

Land Lease Expiry Year:

Legal: **LOT 13, PLAN NWP2721, SECTION 6, TOWNSHIP 15, NEW WESTMINSTER LAND DISTRICT, PORTION E 1/2**

Amenities:

Site Influences: **Paved Road, Private Yard**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Microwave**

Finished Floor (Main):	1,000	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	15' x 13'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13' x 10'			x	Main 2
Finished Floor (Below):	0	Main	Kitchen	18' x 13'			x	Above 4
Finished Floor (Basement):	1,764	Main	Family Room	15' x 13'			x	Above 3
Finished Floor (Total):	2,764sq. ft.	Above	Master Bedroom	15' x 14'			x	
Unfinished Floor:	0	Above	Bedroom	11' x 11'			x	
Grand Total:	2,764sq. ft.	Above	Bedroom	12' x 9'			x	
		Above	Kitchen	8' x 19'			x	
		Above	Living Room	10' x 12'			x	
		Above	Bedroom	10' x 10'			x	
				x			x	
				x			x	
				x			x	

Suite: **Other**  
Basement: **None**

Crawl/Bsmt. Height: # of Levels: **2**  
# of Kitchens: **2** # of Rooms: **10**

Manuf Type:  
MHR#:

Registered in MHR?:  
CSA/BCE:

PAD Rental:  
Maint. Fee:

ByLaw Restrictions:

Listing Broker(s): **Sutton Group-West Coast Realty**

**INCREDIBLE investment opportunity in the Urban Land Reserve! Enjoy 5.31 acres! Excellent investment with large house including an upstairs suite. 4 BED 3 BATH with large ensuite. Purchase and hold for potential future development options. A lot of activity and excitement around the future potential of this area. Selling mostly for land value. \*TENANTED\* DO NOT WALK PROPERTY WITHOUT APPT. Call to view!**