



Presented by:  
**Nicky Tu PREC\***

Keller Williams Elite Realty  
Phone: 604-767-5913

nickyhmtu@gmail.com

**KW ELITE REALTY**  
KELLERWILLIAMS

**Active**  
**R2445684**  
Board: V  
House/Single Family

**11917 237 STREET**

Maple Ridge  
Cottonwood MR  
V4R 2C8

Residential Detached

**\$699,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>62.00</b>	Original Price: <b>\$799,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1995</b>
Depth / Size:	Bathrooms:	<b>3</b>	Age: <b>25</b>
Lot Area (sq.ft.): <b>5,996.00</b>	Full Baths:	<b>3</b>	Zoning: <b>RS1-B</b>
Flood Plain: <b>No</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$4,905.41</b>
Rear Yard Exp:			For Tax Year: <b>2019</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>023-222-255</b>
			Tour:

View: **No :**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Sewer Type: **City/Municipal**

Style of Home: **Basement Entry**  
Construction: **Frame - Wood**  
Exterior: **Brick, Mixed**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **3**  
Fireplace Fuel: **Natural Gas**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Patio(s) & Deck(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
R.I. Plumbing:  
R.I. Fireplaces:

Metered Water:

Total Parking: **5** Covered Parking: **2** Parking Access: **Rear**  
Parking: **Garage; Double**

Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Legal: **LOT 2, PLAN LMP25296, SECTION 16, TOWNSHIP 12, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 11'7	Below	Eating Area	9' x 8'			x
Main	Dining Room	12' x 10'	Below	Bedroom	11' x 11'3			x
Main	Kitchen	14' x 9'7	Below	Den	16' x 9'8			x
Main	Eating Area	9'7 x 9'3	Below	Laundry	7' x 6'8			x
Main	Family Room	15'5 x 12'4			x			x
Main	Mud Room	17' x 12'			x			x
Main	Bedroom	11' x 10'			x			x
Main	Bedroom	10' x 9'8			x			x
Below	Living Room	18'10 x 12'3			x			x
Below	Kitchen	10'3 x 10'9			x			x

Finished Floor (Main):	<b>1,545</b>	# of Rooms: <b>14</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>2</b>	1	<b>Main</b>	<b>4</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>1,266</b>	# of Levels: <b>2</b>	2	<b>Main</b>	<b>3</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>Legal Suite</b>	3	<b>Below</b>	<b>3</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>2,811 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b> Beds not in Basement: <b>3</b>	5				Grg Dr Ht:
Grand Total:	<b>2,811 sq. ft.</b>	Basement: <b>Fully Finished</b>	6				
			7				
			8				

Listing Broker(s): **Park Georgia Realty Ltd.**

**Court Order Sale, 3 bedrooms up, oak cabinets, family room, huge master bedroom. One bedroom and den suite. 3 gas fireplaces. Located on a dead end street. Allow time for showings.**



Presented by:  
**Nicky Tu PREC\***

Keller Williams Elite Realty  
Phone: 604-767-5913

nickyhmtu@gmail.com



**Active**  
**R2419989**

Board: V  
House with Acreage

**28640 123 AVENUE**

Maple Ridge  
Northeast  
V2W 1M1

Residential Detached

**\$1,222,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$1,222,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>5</b>	Approx. Year Built: <b>1995</b>
Depth / Size:	Bathrooms:	<b>4</b>	Age: <b>25</b>
Lot Area (sq.ft.): <b>258,310.80</b>	Full Baths:	<b>3</b>	Zoning: <b>A1</b>
Flood Plain:	Half Baths:	<b>1</b>	Gross Taxes: <b>\$6,869.25</b>
Rear Yard Exp:			For Tax Year: <b>2019</b>
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: <b>017-797-187</b>
			Tour:

View: :  
Complex / Subdiv:  
Services Connected: **Electricity, Natural Gas, Septic**  
Sewer Type: **Community**

Style of Home: **2 Storey w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel:  
Water Supply: **Well - Drilled**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Sundeck(s)**  
Type of Roof: **Other**

Reno. Year:  
R.I. Plumbing:  
R.I. Fireplaces:

Metered Water:

Total Parking: Covered Parking: **3** Parking Access: **Front**  
Parking: **Garage; Triple**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: :  
Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 4, PLAN LMP4447, SECTION 21, TOWNSHIP 15, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Recreation Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 24'	Above	Bedroom	10'6 x 14'			x
Main	Dining Room	12' x 18'	Bsmt	Bedroom	10'6 x 14'			x
Main	Kitchen	12' x 11'	Bsmt	Recreation	24' x 16'			x
Main	Nook	10' x 12'			x			x
Main	Other	14' x 10'			x			x
Main	Utility	6' x 12'			x			x
Main	Other	14' x 10'6			x			x
Above	Bedroom	12' x 12'8			x			x
Above	Bedroom	12' x 13'			x			x
Above	Master Bedroom	24' x 16'			x			x

Finished Floor (Main):	<b>1,665</b>	# of Rooms: <b>13</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,340</b>	# of Kitchens: <b>1</b>	1	<b>Main</b>	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>3</b>	2	<b>Main</b>	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>750</b>	Suite:	3	<b>Above</b>	<b>3</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>3,755 sq. ft.</b>	Crawl/Bsmt. Height:	4	<b>Bsmt</b>	<b>4</b>	<b>Yes</b>	Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>1</b>	5				Grg Dr Ht:
Grand Total:	<b>3,755 sq. ft.</b>	Basement: <b>Fully Finished</b>	6				
		Beds not in Basement: <b>4</b>	7				
			8				

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

**If you are looking for privacy, quiet and space - this is the property for you. Located on a dead end street on 5.93 wooded acres, this property has so much potential. With just under 4000sqft this home has a remarkable spiral staircase, 5 bedrooms, decks off the living room and so much more. The lovely master bedroom features a walk-in closet and ensuite with separate soaker tub and shower. the basement has a walkout area and can be used for a great recreation space or inlaw/nanny suite. With triple garage it has more than enough space for all your toys plus a bonus workshop. Showings by appointment only. Call today to get a peek. New pressure tank and UV system upgraded Septic system.**