

Active

R2556620

Board: V , Detached

House with Acreage

13246 224 STREET

Maple Ridge

Silver Valley

V4R 2P6

\$1,082,500 (LP)

(SP)

D

U

L

H

T

O

W

F

M

Days on Market: 72

Previous Price: \$1,155,000

Meas. Type: Feet

Depth / Size:

Lot Area (sq.ft.): 0.00

Flood Plain: Yes

Council Apprv?:

Rear Yard Exp:

If new, GST/HST inc?:

View: Yes: Beautiful Allouette River!

Complex / Subdiv:

List Date: 3/23/2021

Original Price: \$1,155,000

Frontage (feet): 0.00

Frontage (metres):

Bedrooms: 2

Bathrooms: 2

Full Baths: 1

Half Baths: 1

P.I.D.: 000-579-831

Tour:

Expiry Date: 6/23/2021

Sold Date:

Approx. Year Built: 1920

Age: 101

Zoning: RS-3

Gross Taxes: \$4,224.05

For Tax Year: 2020

Tax Inc. Utilities?: No

Services Connected: Electricity, Natural Gas

Sewer Type: Septic

Style of Home: Rancher/Bungalow

Construction: Frame - Wood

Exterior: Mixed

Foundation: Concrete Perimeter

Rain Screen:

Renovations:

of Fireplaces: 1

Fireplace Fuel: Natural Gas

Water Supply: City/Municipal

Fuel/Heating: Forced Air

Outdoor Area: Patio(s)

Type of Roof: Asphalt

CSA/BCE:

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

Metered Water:

Total Parking: 12

Covered Parking: 3

Parking Access: Front

Parking: Garage; Triple

Dist. to Public Transit:

Dist. to School Bus:

Title to Land: Freehold NonStrata

Seller's Interest: Court Ordered Sale

Property Disc.: Yes:

PAD Rental:

Fixtures Leased: No :

Fixtures Rmvd: :

Registered:

Floor Finish: Mixed

Legal: LOT 20, PLAN NWP17838, SECTION 29, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT

Municipal Charges

Garbage:

Water:

Dyking:

Sewer:

Other:

Amenities:

Site Influences:

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	15'11 x 9'6			x			x
Main	Living Room	15'2 x 17'11			x			x
Main	Family Room	15'7 x 20'10			x			x
Main	Bedroom	10'11 x 15'7			x			x
Main	Bedroom	10'11 x 8'10			x			x
Main	Dining Room	11'9 x 8'10			x			x
Main	Laundry	10'4 x 5'7			x			x
Main	Sauna	7'4 x 5'5			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 1,638

Finished Floor (Above): 0

Finished Floor (Below): 0

Finished Floor (Basement): 0

Finished Floor (Total): 1,638 sq. ft.

Unfinished Floor: 0

Grand Total: 1,638 sq. ft.

of Rooms: 8

of Kitchens: 1

of Levels: 1

Suite:

Crawl/Bsmt. Height:

Beds in Basement: 0

Basement: None

Beds not in Basement: 2

Bath 1

2

3

4

5

6

7

8

Floor Main

Main

of Pieces 4

2

Ensuite? No

No

Outbuildings

Barn:

Workshop/Shed:

Pool:

Garage Sz: 21'11

Grg Door Ht: 28'2

List Broker 1: RE/MAX LIFESTYLES REALTY - Office: 604-466-2838

List Broker 2:

List Broker 3:

List Desig Agt 1: John Cashin PREC* - Phone: 778-903-2274

johnwcashin@gmail.com

Appointments: Touchbase

List Desig Agt 2: 3:

Call: John Cashin

Sell Broker 1:

Phone: 778-903-2274

Sell Sales Rep 1: 2: 3:

Owner: Royal Bank of Canada

Commission: 3% ON THE FIRST \$100,000 AND 0.75% ON THE BALANCE

Occupancy: Owner

Realtor Remarks: Measurements PMD Media. Measurements are approximate and should be verified if deemed important. SHOWINGS with realtor Sunday March 28th 2-4pm .LOCKED GATE AND DOGS! Offer must state " SUBJECT TO COURT APPROVAL" & include both " SOLD AS IS WHERE IS" and " EXCLUDING ALL CHATTELS-NON FIXTURES"

Beautiful Flat Property. 1.36 Acres with nice Rancher and Triple Car Garage. Just minutes from the town core and surrounded by the beautiful North Allouette River! Properties like this do not come available often!

RED Full Realtor

The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Real Estate Board of Greater Vancouver Board ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC* indicates 'Personal Real Estate Corporation'.

06/03/2021 04:34 PM