## R2895080 House with Acreage

## 22566 132 AVENUE MAPLE RIDGE

East Central, V4R 2R2

Residential Detached \$1,999,900 (LP)

Depth/Size (ft): 275 Bedrooms: 4 Approx. Year Built: 1974 Frontage (ft): 101.00 Bathrooms: 4 Age: 50 Zoning: 25,700.00 **Full Baths:** 4 RS-3 Lot Area: (sq.ft.) Flood Plain: Half Baths: 0 **Gross Taxes:** \$6,996.17 For Tax Year: Rear Yard Exp: East 2022 Yes P.I.D.: 000-513-440

Style of Home: 2 Storey Parking: Total: 10 - Covered: 2

 Construction:
 Frame - Wood
 Covered Parking:
 2

 Exterior:
 Stone,Wood
 Parking Access:
 Front

Foundation: Parking: Carport; Multiple, DetachedGrge/Carport
Rain Screen: Locker:

Renovations: Completely Units in Dev:
# of Fireplaces: 2 - Fuel: Natural Gas.Wood Distance to:

Water Supply: City/Municipal Title to Land: Freehold NonStrata

Fuel/Heating: Forced Air, Natural Gas Property Disc: Yes

Outdoor Area: Patio(s) & Deck(s) PAD Rental:

Type of Roof: Wood Fixtures Leased: No Floor Finish: Wall/Mall/Mixed Fixtures Rmvd: No

View: Yes : Alouette River

Mgmt. Company: Complex / Subdiv:

Services Connected: Electricity, Natural Gas, Septic, Water

**Dimensions** 

Legal: LOT 5, PLAN NWP10341, SECTION 29, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT Amenities:

Floor

# Of Pets:

Site Influences: Paved Road, Private Setting, Treed, Waterfront Property

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restric:

Floor

**Listing Broker(s):** Royal LePage Elite West

Type

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|--|---------------|-------------------------|--------------|----------------|----------------|----------------|-------------|---------------|
| Main   | Living Room   | 17'9 x 11'1             | Main         | Storage        | 5' x 10'8      | Above          | Bedroom     | 11' x 22'10   |
| Main   | Dining Room   | 18'5 x 12'2             | Main         | Eating Area    | 7'11 x 8'3     |                |             |               |
| Main   | Kitchen       | 15'11 x 13'6            | Main         | Foyer          | 8'8 x 8'9      |                |             |               |
| Main   | Family Room   | 15'9 x 18'3             | Main         | Utility        | 5'11 x 5'7     |                |             |               |
| Main   | Bedroom       | 16' x 11'10             | Above        | Primary        | 18'9 x 12'4    |                |             |               |
| Main   | Den           | 17'2 x 14'2             |              | Bedroom        |                |                |             |               |
| Main   | Laundry       | 7'10 x 14'6             | Above        | Walk-In Closet | 9'10 x 5'2     |                |             |               |
|  | -             |                         | Above        | Bedroom        | 10' x 12'2     |                |             |               |
|  |               |                         |              |                |                | <br>           |             |               |
| Finished Fl  | oor (Main): 2 | ,204 sqft               | # Of Rooms:  | : 15           | 5              | Bathroom Floor | # of Pieces | Ensuite?      |
| Finished Floor (Above):                            |               | ,140 sqft               | # Of Kitchen | ns: 1          |                | Main           | 3           | Yes           |
| Finished Floor (Above):<br>Finished Floor (Below): |               | sqft                    | # Of Levels: | 2              |                | Main           | 3           | No            |
| Finished Floor (Bsmt):                             |               | sqft                    | Suite:       | N              | one            | Main           | 5           | Yes           |
| Finished Floor (Total):                            |               | 3,344 sqft Crawl/Bsmt H |              | Height:        |                | Above          | 3           | No            |
| Unfinished Floor:                                  |               | sqft                    | Basement:    | N              | one            |                |             |               |
| Grand Total:                                       |               | ,344 sqft               | Beds In Bsm  | nt: 0          | / 4            |                |             |               |

**Dimensions** 

Type

ELEGANT BY DESIGN! This West Coast Contemporary home is on a quiet no through street just minutes to town, and enjoys 140' of frontage on the North Alouette River. It offers the peace of mind of city water and a newly installed septic system. The current owners have had the home completely remodeled to exacting standards using nothing but the best imported Italian marble and craftsmanship. Primary bedrooms on the main and upper floors offers a versatile arrangement for large or extended families. The open concept kitchen with marble counters is an entertainers dream and will be the envy of all who visit. Dual French doors lead to the extensive outdoor kitchen and deck area which overlooks the river and will be the focal point of family gatherings and special events with loved ones.

Floor

Type

**Dimensions**