R2869858 House/Single Family

12512 KNOTTS STREET MAPLE RIDGE

Northwest Maple Ridge, V2X 8P5

Residential Detached \$1,495,000 (LP)

005-753-180

Depth/Size (ft): 133 80.00 Frontage (ft): Lot Area: (sq.ft.)

10,245.00

2 Storey

Frame - Wood

3 Bedrooms: 3 Bathrooms: **Full Baths:** 2 Half Baths: 1

Approx. Year Built: 1981 Age: 43 SRS Zoning: **Gross Taxes:** \$6,255.65 For Tax Year: 2023

Flood Plain: Rear Yard Exp:

Total: 8 - Covered: 2

P.I.D.:

Covered Parking: Parking Access: Side

Parking: Garage; Double Locker:

Units in Dev: Distance to:

Parking:

Freehold NonStrata Title to Land:

Property Disc: Yes

PAD Rental:

Dimensions

Fixtures Leased: No Fixtures Rmvd: No

Style of Home:

Construction: Exterior:

Stucco Foundation:

Rain Screen: Renovations:

of Fireplaces:

2 - Fuel: Natural Gas, Wood

Water Supply: City/Municipal Electric, Forced Air, Natural Gas

Fuel/Heating: **Outdoor Area:**

Fenced Yard, Patio(s) & Deck(s)

Type of Roof:

Floor Finish: Hardwood, Wall/Wall/Mixed

View:

Mgmt. Company: Complex / Subdiv:

Services Connected:

Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

Floor

Legal:

LOT 35, PLAN NWP59478, DISTRICT LOT 276, GROUP 1, NEW WESTMINSTER LAND DISTRICT

Amenities:

Site Influences:

Central Location, Recreation Nearby, Shopping Nearby

ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Jetted Bathtub,Smoke Alarm Features:

Bylaw Restric:

Listing Broker(s): Stonehaus Realty Corp.

Floor	Туре	Dimensions
Main	Foyer	7'11 x 6'5
Main	Dining Room	17'2 x 13'2
Main	Living Room	18'5 x 16'10
Main	Kitchen	12'10 x 10'
Main	Eating Area	12'10 x 7'8
Main	Family Room	21'10 x 11'9
Main	Laundry	8'11 x 8'6

Type Main Utility 8'11 x 4'10 Primary Above 17'9 x 17'4 Bedroom Above Walk-In Closet 7'6 x 7'3

Floor Type Dimensions Above Bedroom 9'9 x 9'1 Above Bedroom 13'5 x 9'7 Above Den 12'1 x 9'8

Finished Floor (Main): 1,476 sqft Finished Floor (Above): 1,249 sqft Finished Floor (Below): 0 sqft Finished Floor (Bsmt): 0 sqft Finished Floor (Total): 2,725 sqft **Unfinished Floor:** 0 sqft **Grand Total:** 2,725 sqft

Of Rooms: 13 # Of Kitchens: 1 # Of Levels: 2 Suite: None Crawl/Bsmt Height:

Basement: Crawl, None **Beds In Bsmt:** 0/3

Of Pets:

Bathroom Floor # of Pieces Ensuite? Main 2 Nο Above 5 Yes Above No

Opportunity is knocking to own this beautiful custom built home with impeccable 2x6 quality construction in pristine condition by the original owners located on a large10,245 square foot gorgeous lot with incredible street appeal in a desirable high end neighborhood of picturesque homes. Features include 3 beds, plus a den or 4th bedroom, 3 baths, and oversized double garage with lots or parking. Many updates include the plumbing, upgraded insulation, high efficiency furnace, preserved shake roof, gutters, windows, french doors with tempered glass, hot tub r-i under patio. This home in entertainers dream and offers too many extras to mention. This is the dream home that you have been waiting for. Call today before it's too late!