

Depth/Size (ft):	120	Bedrooms:	6	Approx. Year Built:	2008
Frontage (ft):	60.00	Bathrooms:	5	Age:	16
Lot Area: (sq.ft.)	7,200.00	Full Baths:	4	Zoning:	RS-1
Flood Plain:		Half Baths:	1	Gross Taxes:	\$7,492.09
Rear Yard Exp:				For Tax Year:	2022
View:				P.I.D.:	000-537-446

Style of Home:	2 Storey	Parking:	Total: 6 - Covered: 2
Construction:	Concrete Frame	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	
Foundation:		Parking:	Garage; Double,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Hot Water	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Water

Legal: LOT 451, PLAN NWP114, DISTRICT LOT 279, GROUP 1, NEW WESTMINSTER LAND DISTRICT

Amenities:

Site Influences:

Features:

Bylaw Restrict:

Listing Broker(s): eXp Realty, RA Realty Alliance Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'3 x 13'5	Main	Bedroom	11'8 x 11'5	Below	Bedroom	11'0 x 11'0
Main	Dining Room	14'5 x 9'1	Main	Bedroom	12'5 x 10'11	Below	Media Room	21'1 x 12'5
Main	Family Room	19'8 x 12'9	Main	Bedroom	11'2 x 10'11	Below	Foyer	10'3 x 6'1
Main	Kitchen	11'11 x 11'4	Below	Family Room	14'10 x 10'5	Below	Storage	6'6 x 3'8
Main	Eating Area	10'11 x 10'8	Below	Dining Room	11'5 x 9'8			
Main	Primary Bedroom	16'4 x 13'0	Below	Kitchen	14'6 x 12'2			
Main	Walk-In Closet	8'3 x 7'0	Below	Bedroom	13'8 x 10'11			

Finished Floor (Main):	2,201 sqft	# Of Rooms:	18	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	4	Yes
Finished Floor (Below):	1,752 sqft	# Of Levels:	2	Main	3	Yes
Finished Floor (Bsmnt):	0 sqft	Suite:		Main	3	No
Finished Floor (Total):	3,953 sqft	Crawl/Bsmt Height:		Below	3	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry	Below	2	No
Grand Total:	3,953 sqft	Beds In Bsmnt:	0 / 6			
		# Of Pets:				

BEAUTIFUL 6 BED 5 BATH FAMILY HOME - GREAT RENTAL - LARGE 1100 SQFT ABOVE GROUND 2 BEDROOM MTG HELPER - Desirable West Maple Ridge! - Upstairs: Large bright and spacious family room with separate living room and dining room. Kitchen features island with breakfast bar, plenty of countertop space, SS appliances and pantry. 4 bedrooms and 3 full baths (1 main, 1 master ensuite, 1 Jack & Jill). Huge covered deck - Downstairs: Media room, half bath and sizeable 2 bedroom suite with own set of laundry - Laminate flooring throughout, crown moldings, 2 car garage, additional parking with space for an RV, easy access to the Golden Ears Bridge, Lougheed Highway, shopping, and public transit, this home is perfect for growing families.