

Depth/Size (ft):	114.44	Bedrooms:	3	Approx. Year Built:	1984
Frontage (ft):	52.39	Bathrooms:	3	Age:	40
Lot Area: (sq.ft.)	5,996.00	Full Baths:	2	Zoning:	RS-1B
Flood Plain:		Half Baths:	1	Gross Taxes:	\$5,162.27
Rear Yard Exp:	North			For Tax Year:	2022
View:				P.I.D.:	000-654-663

Style of Home:	2 Storey,3 Level Split	Parking:	Total: 5 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Wood	Parking Access:	Front
Foundation:		Parking:	RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Electric,Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s),Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Carpet	Fixtures Rmvd:	Yes

View:

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 432 SECTION 20 TOWNSHIP 12 NEW WESTMINSTER DISTRICT PLAN 66938

Amenities: Garden,Storage,Workshop Detached

Site Influences: Central Location,Paved Road,Private Yard,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Fireplace Insert,Garage Door Opener,Microwave,Other - See Remarks,Security System,Stove,Vacuum - Built In,Windows - Thermo

Bylaw Restrict:

Listing Broker(s): Royal LePage West Real Estate Services

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'0 x 14'3	Above	Bedroom	9'7 x 9'8
Main	Dining Room	12'0 x 12'4	Below	Foyer	5'7 x 7'6
Main	Kitchen	12'0 x 7'3	Below	Laundry	5'5 x 6'3
Main	Eating Area	9'8 x 7'0	Below	Family Room	20'4 x 12'1
Above	Primary Bedroom	14'2 x 12'2	Below	Patio	18'11 x 13'3
Above	Walk-In Closet	5'9 x 6'7			
Above	Bedroom	10'4 x 9'8			

Finished Floor (Main):	1,061 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	703 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	3	Yes
Finished Floor (Total):	1,764 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	1,764 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Centrally located in East Central Maple Ridge walking distance to shopping, restaurants, transit, and schools. Almost 1800sqft Split level home (3bed/3 bath) with Attached 20x20 Double Garage, 10x12 Detached Workshop w/ power, separate storage shed/covered BBQ combo area(also wired for hot tub), extra wide driveway for that RV or Boat. The private level fenced North facing backyard has a large custom built 275sqft Covered Patio Deck coming off of the Family room, with still plenty of space available to add a garden and your kid's dream playset! Newer Centra thermo windows throughout the home with lifetime warranty, as well as many other updates completed over the years. Family friendly neighborhood only minutes to the beautiful Golden Ears Park & Alouette Lake.