

Depth/Size (ft):	121.2	Bedrooms:	3	Approx. Year Built:	1986
Frontage (ft):	49.20	Bathrooms:	3	Age:	38
Lot Area: (sq.ft.)	6,342.00	Full Baths:	2	Zoning:	RS-1
Flood Plain:		Half Baths:	1	Gross Taxes:	\$5,284.19
Rear Yard Exp:				For Tax Year:	2022
View:				P.I.D.:	002-320-657

Style of Home:	2 Storey,3 Level Split	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:	Completely	Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 84 SECTION 16 TOWNSHIP 12 NEW WESTMINSTER LAND DISTRICT PLAN 70269

Amenities:

Site Influences: Central Location,Recreation Nearby,Shopping Nearby

Features:

Bylaw Restrict:

Listing Broker(s): Royal LePage Brent Roberts Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'4 x 17'9	Above	Bedroom	9'4 x 11'3
Main	Dining Room	11'0 x 12'10	Above	Bedroom	9'4 x 11'4
Main	Kitchen	9'1 x 7'5			
Main	Eating Area	7'10 x 7'2			
Below	Family Room	14'6 x 15'11			
Below	Laundry	8'6 x 7'8			
Above	Primary Bedroom	14'6 x 13'8			

Finished Floor (Main):	774 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	753 sqft	# Of Kitchens:	1	Below	2	No
Finished Floor (Below):	443 sqft	# Of Levels:	2	Above	4	No
Finished Floor (Bsmnt):	0 sqft	Suite:	None	Above	3	Yes
Finished Floor (Total):	1,970 sqft	Crawl/Bsmnt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,970 sqft	Beds In Bsmnt:	0 / 3			
		# Of Pets:				

This GORGEOUS 3 bed, 3 bath 2 storey home has been fully renovated and is MOVE IN READY! Situated on a quiet street in the Cottonwood area of Maple Ridge. Professional renovations include: new roof, gutters, furnace, hot water tank, brand new Kitchen (including all appliances) and bathrooms, fireplace, doors and mouldings, flooring throughout, light fixtures, new attic and crawl space insulation, all new paint inside and out, new garage door opener, extra parking on the street behind with rear yard access. Walking distance to shops and quick access to major routes and transit.