R2883665 House/Single Family		20118 120A AVENUE MAPLE RIDGE Northwest Maple Ridge, V2X 3M3					F	Residential Detached \$1,399,900 (LP	
Depth/Size (Frontage (ft Lot Area: (s Flood Plain: Rear Yard E View:): :q.ft.) :	5,996.00	Bedrooms: Bathrooms: Full Baths: Half Baths:	5 3 3 0		Approx. Year Bu Age: Zoning: Gross Taxes: For Tax Year: P.I.D.:	27 RES \$5,85 2022	50.91	
Style of Hor Constructio Exterior: Foundation	n:	2 Storey Concrete,Frame - Wood Vinyl		C	arking: overed Parking: arking Access: arking:	Garage; Double			
Rain Screer Renovation # of Fireplac	s: ces:	1 - Fuel: Natural Gas		U D	ocker: nits in Dev: istance to:				
Water Supply: Fuel/Heating: Outdoor Area:		City/Municipal Hot Water Balcony(s),Fenced Yard,Patio(s)			itle to Land: roperty Disc: AD Rental:	Freehold NonStra Yes	ata		
Type of Roc Floor Finish		Asphalt Laminate,Carpet			ixtures Leased: ixtures Rmvd:	No No			
View: Mgmt. Com Complex / S Services Co Legal:	Subdiv:	Electricity,Natural Gas,Sa			WESTMINSTER LAND	DISTRICT			
Mgmt. Com Complex / S Services Co	Subdiv: onnected: ces: ric:		, DISTRICT LOT 263,	GROUP 1, NEW					
Mgmt. Com Complex / S Services Co Legal: Amenities: Site Influen Features: Bylaw Rest	Subdiv: onnected: ces: ric:	LOT 1, PLAN LMP31025 ClthWsh/Dryr/Frdg/Stve/	, DISTRICT LOT 263, DW,Drapes/Window (GROUP 1, NEW			Туре	Dimensions	
Mgmt. Com Complex / S Services Co Legal: Amenities: Site Influen Features: Bylaw Rest Listing Brol	Subdiv: onnected: ces: ric: ker(s):	LOT 1, PLAN LMP31025 ClthWsh/Dryr/Frdg/Stve/ RE/MAX City Realty	, DISTRICT LOT 263,	GROUP 1, NEW Coverings,Garage	Door Opener,Stove,Va	cuum - Roughed In	Type Primary Bedroom		
Mgmt. Com Complex / S Services Co Legal: Amenities: Site Influen Features: Bylaw Rest Listing Brol Floor Main	Subdiv: connected: ces: ric: ker(s): Type	LOT 1, PLAN LMP31025 ClthWsh/Dryr/Frdg/Stve/ RE/MAX City Realty Dimensions	, DISTRICT LOT 263, DW,Drapes/Window C Floor	GROUP 1, NEW Coverings,Garage Type	Door Opener,Stove,Va	cuum - Roughed In			
Agmt. Com Complex / S Services Co Legal: Amenities: Site Influen Features: Bylaw Rest Listing Brol Listing Brol Listing Brol Listing Brol Listing Brol Listing Brol Listing Brol Listing Brol Listing Brol	Subdiv: ponnected: ces: ric: ker(s): Type Foyer	LOT 1, PLAN LMP31025 ClthWsh/Dryr/Frdg/Stve/ RE/MAX City Realty Dimensions 6'5 x 5'5	, DISTRICT LOT 263, DW,Drapes/Window C Floor Above	GROUP 1, NEW Coverings,Garage Type Family Room	Door Opener,Stove,Va Dimensions 11'4 x 18'4	Floor Above	Primary Bedroom	14'3 x 10'11	
Agmt. Com Complex / S Services Co .egal: Amenities: Site Influen Features: Bylaw Rest Catures: Bylaw Rest Coor Agin Main Main Main	Subdiv: ponnected: ces: ric: ker(s): Type Foyer Den	LOT 1, PLAN LMP31025 ClthWsh/Dryr/Frdg/Stve/ RE/MAX City Realty Dimensions 6'5 x 5'5 8'4 x 8'4 12' x 15'3 10' x 11'5	, DISTRICT LOT 263, DW,Drapes/Window C Floor Above Above	GROUP 1, NEW Coverings,Garage Type Family Room Dining Room	Door Opener,Stove,Va Dimensions 11'4 x 18'4 12'2 x 11'5 15'11 x 11'5 13'1 x 11'5	Floor Above Above	Primary Bedroom Walk-In Closet	14'3 x 10'11 4'11 x 5'4	
Agmt. Com Complex / S Services Co Legal: Amenities: Site Influen Features: Bylaw Rest Listing Brol Coor Jain Jain Jain Jain Jain	Subdiv: connected: ces: ric: ker(s): Type Foyer Den Living Room Dining Room Kitchen	LOT 1, PLAN LMP31025 ClthWsh/Dryr/Frdg/Stve/ RE/MAX City Realty Dimensions 6'5 x 5'5 8'4 x 8'4 12' x 15'3 10' x 11'5 9'9 x 9'4	, DISTRICT LOT 263, DW,Drapes/Window C Floor Above Above Above Above Above Above	GROUP 1, NEW Coverings,Garage Type Family Room Dining Room Kitchen Eating Area Bedroom	Door Opener,Stove,Va Dimensions 11'4 x 18'4 12'2 x 11'5 15'11 x 11'5 13'1 x 11'5 10'3 x 11'5	Floor Above Above	Primary Bedroom Walk-In Closet	14'3 x 10'11 4'11 x 5'4	
Mgmt. Com Complex / S Services Co Legal: Amenities: Site Influen Features: Bylaw Rest Listing Brol	Subdiv: connected: ces: ric: ker(s): Type Foyer Den Living Room Dining Room	LOT 1, PLAN LMP31025 ClthWsh/Dryr/Frdg/Stve/ RE/MAX City Realty Dimensions 6'5 x 5'5 8'4 x 8'4 12' x 15'3 10' x 11'5	, DISTRICT LOT 263, DW,Drapes/Window C Floor Above Above Above Above Above	GROUP 1, NEW Coverings,Garage Type Family Room Dining Room Kitchen Eating Area	Door Opener,Stove,Va Dimensions 11'4 x 18'4 12'2 x 11'5 15'11 x 11'5 13'1 x 11'5	Floor Above Above	Primary Bedroom Walk-In Closet	14'3 x 10'11 4'11 x 5'4	
Igmt. Com Complex / S Services Co Legal: Amenities: Site Influen Features: Bylaw Rest Loor Iain Iain Iain Iain Iain Iain Iain	Subdiv: Subdiv: ponnected: ces: ric: ker(s): Type Foyer Den Living Room Dining Room Kitchen Bedroom Bedroom Bedroom	LOT 1, PLAN LMP31025 ClthWsh/Dryr/Frdg/Stve/ RE/MAX City Realty Dimensions 6'5 x 5'5 8'4 x 8'4 12' x 15'3 10' x 11'5 9'9 x 9'4 10'8 x 11'10 12'7 x 9'1 1,157 sqft	, DISTRICT LOT 263, DW,Drapes/Window C Above Above Above Above Above Above Above Above Above Above Above	GROUP 1, NEW Coverings,Garage Type Family Room Dining Room Kitchen Eating Area Bedroom Bedroom	Door Opener,Stove,Va	Floor Above Above Above Bathroom Floor	Primary Bedroom Walk-In Closet Patio # of Pieces	14'3 x 10'11 4'11 x 5'4 14'10 x 7'4 Ensuite?	
Igmt. Com complex / S ervices Co egal: menities: .ite Influen eatures: .ylaw Rest isting Brol 	Subdiv: Subdiv: Sonnected: ces: ric: ker(s): Type Foyer Den Living Room Dining Room Kitchen Bedroom Bedroom Bedroom	LOT 1, PLAN LMP31025 ClthWsh/Dryr/Frdg/Stve/ RE/MAX City Realty Dimensions 6'5 x 5'5 8'4 x 8'4 12' x 15'3 10' x 11'5 9'9 x 9'4 10'8 x 11'10 12'7 x 9'1 1,157 sqft 1,515 sqft	, DISTRICT LOT 263, DW,Drapes/Window C Above Above Above Above Above Above Above Above Above Above Above Above Above Above Above Above Above Above	GROUP 1, NEW Coverings,Garage Type Family Room Dining Room Kitchen Eating Area Bedroom Bedroom	Door Opener,Stove,Va	Floor Above Above Above Bathroom Floor Main	Primary Bedroom Walk-In Closet Patio # of Pieces 3	14'3 x 10'11 4'11 x 5'4 14'10 x 7'4 Ensuite? No	
Igmt. Com Complex / S Services Co Legal: Amenities: Site Influen Features: Bylaw Rest Loor Iain Iain Iain Iain Iain Iain Iain Iain	Subdiv: connected: ces: ric: ker(s): Type Foyer Den Living Room Dining Room Kitchen Bedroom Bedroom Bedroom Bedroom Coor (Main): coor (Above): coor (Below):	LOT 1, PLAN LMP31025 ClthWsh/Dryr/Frdg/Stve/ RE/MAX City Realty Dimensions 6'5 x 5'5 8'4 x 8'4 12' x 15'3 10' x 11'5 9'9 x 9'4 10'8 x 11'10 12'7 x 9'1 1,157 sqft 1,515 sqft 0 sqft	, DISTRICT LOT 263, DW,Drapes/Window C Above Above Above Above Above Above Above Above Above Above Above Above Above Above Above Above Above Above	GROUP 1, NEW Coverings,Garage Type Family Room Dining Room Kitchen Eating Area Bedroom Bedroom 11 : 2 1	Door Opener,Stove,Va Dimensions 11'4 x 18'4 12'2 x 11'5 15'11 x 11'5 13'1 x 11'5 10'3 x 11'5 10'3 x 11'5 10'3 x 11'5	Floor Above Above Above Bathroom Floor Main Above	Primary Bedroom Walk-In Closet Patio # of Pieces 3 3	14'3 x 10'11 4'11 x 5'4 14'10 x 7'4 Ensuite? No No	
Igmt. Com Complex / S Services Co Legal: Amenities: Site Influen Features: Bylaw Rest Listing Brol Lioor Iain Iain Iain Iain Iain Iain Iain Iain	Subdiv: Subdiv: ponnected: ces: ric: ker(s): Type Foyer Den Living Room Dining Room Kitchen Bedroom Bedroom Bedroom Bedroom Door (Main): por (Above): por (Below): por (Bsmt):	LOT 1, PLAN LMP31025 ClthWsh/Dryr/Frdg/Stve/ RE/MAX City Realty Dimensions 6'5 x 5'5 8'4 x 8'4 12' x 15'3 10' x 11'5 9'9 x 9'4 10'8 x 11'10 12'7 x 9'1 1,157 sqft 1,515 sqft 0 sqft 0 sqft	, DISTRICT LOT 263, DW,Drapes/Window C Above Above Above Above Above Above Above Above Above Above Above Above Suite:	GROUP 1, NEW Coverings,Garage Family Room Dining Room Kitchen Eating Area Bedroom Bedroom 11 : 2 1 1	Door Opener,Stove,Va	Floor Above Above Above Bathroom Floor Main	Primary Bedroom Walk-In Closet Patio # of Pieces 3	14'3 x 10'11 4'11 x 5'4 14'10 x 7'4 Ensuite? No	
Mgmt. Com Complex / S Services Co Legal: Amenities: Site Influen Features: Bylaw Rest Listing Brol Cor Aain Main Main Main Main Main Main Main M	Subdiv: Subdiv: ponnected: ces: ric: ker(s): Type Foyer Den Living Room Dining Room Dining Room Kitchen Bedroom Bedroom Bedroom bor (Main): por (Above): por (Below): por (Bsmt): por (Total):	LOT 1, PLAN LMP31025 ClthWsh/Dryr/Frdg/Stve/ RE/MAX City Realty Dimensions 6'5 x 5'5 8'4 x 8'4 12' x 15'3 10' x 11'5 9'9 x 9'4 10'8 x 11'10 12'7 x 9'1 1,157 sqft 1,515 sqft 0 sqft	, DISTRICT LOT 263, DW,Drapes/Window C Above Above Above Above Above Above Above Above Above Above Above Above Above Above Above Above Above Above	GROUP 1, NEW Coverings,Garage Family Room Dining Room Kitchen Eating Area Bedroom Bedroom 11 : 2 1 U leight:	Door Opener,Stove,Va Dimensions 11'4 x 18'4 12'2 x 11'5 15'11 x 11'5 13'1 x 11'5 10'3 x 11'5 10'3 x 11'5 10'3 x 11'5	Floor Above Above Above Bathroom Floor Main Above	Primary Bedroom Walk-In Closet Patio # of Pieces 3 3	14'3 x 10'11 4'11 x 5'4 14'10 x 7'4 Ensuite? No No	

5bdrm, 3 bthrm home, dbl garage, easy access to Golden Ears Bridge. Family-friendly neighborhood, close to schools, amenities, shopping, dining, and recreation. Spacious fenced backyard. 2bdrm in-law suite with separate entry, patio, and large kitchen. Upstairs has three bedrooms, a chair lift-equipped stairway, well-lit kitchen, sundeck, lots of counter space, modern appliances. Efficient hot water heating, convenient on-demand hot water. Walk-in jetted tub, great for accessibility & relaxation. Home has been meticulously maintained, ready for its new owners to move in. The roof was done in 2016, driveway was done in May 2023, the flooring upstairs March 2024. Open House Sunday May 19th 1-4 PM.

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