

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1980
Frontage (ft):		Bathrooms:	3	Age:	44
Lot Area: (sq.ft.)	2,443.00	Full Baths:	2	Zoning:	RM1
Flood Plain:		Half Baths:	1	Gross Taxes:	\$3,444.04
Rear Yard Exp:				For Tax Year:	2022
View:				P.I.D.:	001-813-161

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

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Sanitary Sewer,Water

Legal: STRATA LOT 9, PLAN NWS1479, DISTRICT LOT 248, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

Amenities: In Suite Laundry,Storage

Site Influences: Central Location,Cul-de-Sac,Golf Course Nearby,Private Setting,Private Yard,Recreation Nearby

Features: Air Conditioning,ClothWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Fireplace Insert,Storage Shed

Bylaw Restrict:

Listing Broker(s): RE/MAX LIFESTYLES REALTY

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	2'11 x 4'8	Above	Bedroom	9'3 x 11'6
Main	Utility	6'6 x 10'1	Above	Bedroom	8'6 x 10'2
Main	Kitchen	7'11 x 11'	Above	Primary Bedroom	10'1 x 12'
Main	Dining Room	8'2 x 11'3			
Main	Living Room	12'9 x 14'10			
Main	Storage	5'6 x 7'6			
Main	Patio	13'3 x 8'10			

Finished Floor (Main):	744 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	598 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	No
Finished Floor (Bsmt):	0 sqft	Suite:		Above	4	Yes
Finished Floor (Total):	1,342 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,342 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Absolutely charming! Stop looking and come check this one out! This home offers 3 Bedrooms, 3 Bathrooms and a patio/backyard lovers paradise. This home is nestled into a side street of Maple Ridge in a delightful subdivision meant for those who like their privacy with a cul-de-sac type layout. This home features a real wood fireplace for cozy winter enjoyment and A/C for those hot summer days. Very functional layout with 3 bedrooms upstairs, powder room on the main and a outdoor space filled with the chatter of birds. Close to transit, schools and a short jaunt to amenities and shopping. A lot of value here!