

Depth/Size (ft):	682	Bedrooms:	4	Approx. Year Built:	1974
Frontage (ft):	335.00	Bathrooms:	3	Age:	50
Lot Area: (Acres)	5.00	Full Baths:	2	Zoning:	RS3
Flood Plain:		Half Baths:	1	Gross Taxes:	\$5,916.61
Rear Yard Exp:	South			For Tax Year:	2022
View:	Yes			P.I.D.:	005-879-850

Style of Home:	Basement Entry,Split Entry	Parking:	Total: 6 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Single,Open
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	2 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	No
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate	Fixtures Rmvd:	No

View:	Yes : Mountain
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Septic,Storm Sewer,Water
Legal:	LOT 23, PLAN NWP45111, SECTION 23, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT
Amenities:	Barn
Site Influences:	Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Treeland Realty, RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'6 x 14'1	Main	Foyer	7'0 x 4'7	Bsmt	Storage	10'7 x 9'7
Main	Dining Room	12'7 x 11'11	Bsmt	Living Room	19'6 x 13'8	Bsmt	Storage	7'0 x 10'1
Main	Kitchen	11'4 x 11'11	Bsmt	Dining Room	8'2 x 11'6	Bsmt	Storage	9'5 x 9'0
Main	Primary Bedroom	13'6 x 11'11	Bsmt	Kitchen	8'10 x 11'5			
Main	Bedroom	10'2 x 12'9	Bsmt	Bedroom	18'8 x 11'7			
Main	Bedroom	10'11 x 8'11	Bsmt	Storage	8'4 x 9'7			
Main	Laundry	13'1 x 9'7						

Finished Floor (Main):	1,562 sqft	# Of Rooms:	16	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	2	Yes
Finished Floor (Bsmt):	1,069 sqft	Suite:	Legal Suite	Bsmt	3	No
Finished Floor (Total):	2,631 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft		Full,Fully			
Grand Total:	2,631 sqft	Basement:	Finished,Separate			
			Entry			
		Beds In Bsmt:	1 / 4			
		# Of Pets:				

Enjoy this fabulous property on 5 flat acres on City Water w/ 2 horse stalls, fenced pastures, duck pond & multiple storage sheds. Well built, renovated 2631 sq ft split entry includes a fantastic 1 bdrm legal bsmt suite that was updated last year with its own laundry. Main flr offers 3 well sized bdrms, a large kitchen w/island, plenty of cabinetry & opens to the dining rm. From there step out to the large wrap around deck to enjoy the upcoming summer! The sunken living rm includes a fireplace & is the perfect place to gather! Updates include new paint, flooring, H/W tank, counters, lighting, vanities & more! Bring your horses, pets, kids ~ this is the opportunity to own acreage & the perfect home on a quiet street in a great pocket of Maple Ridge! Parks & lakes all near!