

Depth/Size (ft):	105	Bedrooms:	5	Approx. Year Built:	1976
Frontage (ft):	76.00	Bathrooms:	2	Age:	48
Lot Area: (sq.ft.)	8,149.00	Full Baths:	2	Zoning:	RS-1A
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$5,501.34
Rear Yard Exp:	West			For Tax Year:	2022
View:	No			P.I.D.:	001-160-991

Style of Home:	Rancher/Bungalow w/Loft	Parking:	Total: 8 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Fibre Cement Board, Vinyl, Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Single
Rain Screen:		Locker:	
Renovations:	Addition, Partly	Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Electric, Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water
Legal:	LOT 222, PLAN NWP46774, DISTRICT LOT 244, NEW WESTMINSTER LAND DISTRICT
Amenities:	Storage, Swirlpool/Hot Tub
Site Influences:	Cul-de-Sac, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Hot Tub Spa/Swirlpool
Bylaw Restrict:	
Listing Broker(s):	Royal LePage Elite West, Oakwyn Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'3 x 16'4	Above	Bedroom	15'3 x 11'
Main	Dining Room	13'5 x 12'9	Above	Bedroom	11' x 9'11
Main	Kitchen	10'10 x 11'3	Above	Bedroom	11'2 x 7'11
Main	Primary Bedroom	15' x 10'10			
Main	Bedroom	11'3 x 9'6			
Main	Flex Room	10' x 12'11			
Main	Foyer	10'10 x 19'2			

Finished Floor (Main):	1,615 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	653 sqft	# Of Kitchens:	1	Main	3	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	2,268 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	2,268 sqft	Beds In Bsmt:	0 / 5			
		# Of Pets:				

WESTSIDE STORY! This lovingly maintained 2268 sf 5 bedroom home is tucked away on a quiet cul-de-sac in one of West Maple Ridge's most desirable areas. The large lot is an entertainer's dream featuring a 550 sf covered deck, outdoor kitchen, water feature, hot-tub, and even your own putting green. Family B.B.Q.'s will be legendary! The home has been fully remodeled and main floor offers a large primary bedroom with stunning bathroom and french doors to the outdoor living space. Chef's kitchen with loads of cabinets and a thoughtful design. Upstairs are 3 generous sized bedrooms and another full bathroom, plus a massive storage space. The oversized garage and long winding driveway offer ample parking. Professionally landscaped property is sure to be the envy of all who visit. Call NOW!