## 12471 HOLLY STREET MAPLE RIDGE

West Central, V4R 2K7

Residential Detached \$1,299,900 (LP)

Depth/Size (ft):	105	Bedrooms:	5	Approx. Year Buil	ilt: 1976	6
Frontage (ft):	76.00	Bathrooms:	2	Age:	48	
ot Area: (sq.ft.)	8,149.00	Full Baths:	2	Zoning:	RS-1	1A
lood Plain:	No	Half Baths:	0	Gross Taxes:	\$5,5	01.34
ear Yard Exp:	West			For Tax Year:	2022	2
/iew:	No			P.I.D.:	001-	160-991
tyle of Home:	Rancher/Bungalow w/	Loft	Parking:	Total: 8 - Covered:	: 1	
onstruction:	Frame - Wood		Covered Parking:	1		
xterior:	Fibre Cement Board, Vinyl, Wood		Parking Access:	Front		
oundation:			Parking:	Garage; Single		
ain Screen:			Locker:			
enovations:	Addition,Partly		Units in Dev:			
of Fireplaces:	2 - Fuel: Natural Gas		Distance to:			
ater Supply:	City/Municipal		Title to Land:	Freehold NonStrat	ta	
uel/Heating:	Electric,Natural Gas		Property Disc:	Yes		
outdoor Area:	Balcny(s) Patio(s) Dck	.(s)	PAD Rental:			
ype of Roof:	Asphalt		Fixtures Leased:	No		
loor Finish:	Wall/Wall/Mixed		Fixtures Rmvd:	No		
/Igmt. Company: Complex / Subdiv: Services Connected: .egal:	LOT 222, PLAN NWP	s,Sanitary Sewer,Storm Sewer,Wa 46774, DISTRICT LOT 244, NEW Tub		NCT		
Igmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Seatures: Bylaw Restric:	Electricity,Natural Gas LOT 222, PLAN NWP Storage,Swirlpool/Hot Cul-de-Sac,Private Se ClthWsh/Dryr/Frdg/St	46774, DISTRICT LOT 244, NEW Tub etting,Private Yard,Recreation Nea ve/DW,Drapes/Window Coverings	WESTMINSTER LAND DISTR			
lgmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric:	Electricity,Natural Gas LOT 222, PLAN NWP Storage,Swirlpool/Hot Cul-de-Sac,Private Se ClthWsh/Dryr/Frdg/St	46774, DISTRICT LOT 244, NEW Tub stting,Private Yard,Recreation Nea	WESTMINSTER LAND DISTR			
Igmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s):	Electricity,Natural Gas LOT 222, PLAN NWP Storage,Swirlpool/Hot Cul-de-Sac,Private Se ClthWsh/Dryr/Frdg/St	46774, DISTRICT LOT 244, NEW Tub etting,Private Yard,Recreation Nea ve/DW,Drapes/Window Coverings	WESTMINSTER LAND DISTR		Dimen	Isions
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s):	Electricity,Natural Gas LOT 222, PLAN NWP Storage,Swirlpool/Hot Cul-de-Sac,Private Se ClthWsh/Dryr/Frdg/St Royal LePage Elite W	46774, DISTRICT LOT 244, NEW Tub etting,Private Yard,Recreation Nea ve/DW,Drapes/Window Coverings est, Oakwyn Realty Ltd.	WESTMINSTER LAND DISTR urby,Shopping Nearby ,Garage Door Opener,Hot Tub	Spa/Swirlpool	<b>Dimen</b> 15'3 x	
Igmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s):	Electricity,Natural Gas LOT 222, PLAN NWP Storage,Swirlpool/Hot Cul-de-Sac,Private Se ClthWsh/Dryr/Frdg/St Royal LePage Elite W	46774, DISTRICT LOT 244, NEW Tub etting,Private Yard,Recreation Nea ve/DW,Drapes/Window Coverings est, Oakwyn Realty Ltd. Dimensions	WESTMINSTER LAND DISTR urby,Shopping Nearby ,Garage Door Opener,Hot Tub Floor	Spa/Swirlpool Type		11'
lgmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): oor ain ain	Electricity,Natural Gas LOT 222, PLAN NWP Storage,Swirlpool/Hot Cul-de-Sac,Private Se ClthWsh/Dryr/Frdg/St Royal LePage Elite W <b>Type</b> Living Room	46774, DISTRICT LOT 244, NEW Tub etting,Private Yard,Recreation Nea ve/DW,Drapes/Window Coverings est, Oakwyn Realty Ltd. Dimensions 17'3 x 16'4	WESTMINSTER LAND DISTR arby,Shopping Nearby ,Garage Door Opener,Hot Tub Floor Above	Spa/Swirlpool <b>Type</b> Bedroom	15'3 x	11' '11
Igmt. Company: complex / Subdiv: eervices Connected: egal: menities: ite Influences: eatures: eylaw Restric: isting Broker(s): loor lain lain	Electricity,Natural Gas LOT 222, PLAN NWP Storage,Swirlpool/Hot Cul-de-Sac,Private Se ClthWsh/Dryr/Frdg/St Royal LePage Elite W <b>Type</b> Living Room Dining Room	46774, DISTRICT LOT 244, NEW Tub etting,Private Yard,Recreation Nea ve/DW,Drapes/Window Coverings est, Oakwyn Realty Ltd. <b>Dimensions</b> 17'3 x 16'4 13'5 x 12'9	WESTMINSTER LAND DISTR urby,Shopping Nearby Garage Door Opener,Hot Tub Floor Above Above	Spa/Swirlpool <b>Type</b> Bedroom Bedroom	15'3 x 11' x 9	11' '11
Igmt. Company: complex / Subdiv: eervices Connected: egal: menities: ite Influences: eatures: eatures: cylaw Restric: isting Broker(s): loor lain lain lain	Electricity,Natural Gas LOT 222, PLAN NWP Storage,Swirlpool/Hot Cul-de-Sac,Private Se ClthWsh/Dryr/Frdg/St Royal LePage Elite W <b>Type</b> Living Room Dining Room Kitchen	46774, DISTRICT LOT 244, NEW Tub etting,Private Yard,Recreation Nea ve/DW,Drapes/Window Coverings est, Oakwyn Realty Ltd. <b>Dimensions</b> 17'3 x 16'4 13'5 x 12'9 10'10 x 11'3	WESTMINSTER LAND DISTR urby,Shopping Nearby Garage Door Opener,Hot Tub Floor Above Above	Spa/Swirlpool <b>Type</b> Bedroom Bedroom	15'3 x 11' x 9	11' '11
Igmt. Company: complex / Subdiv: eervices Connected: egal: umenities: site Influences: eatures: ylaw Restric: isting Broker(s): loor lain lain lain	Electricity,Natural Gas LOT 222, PLAN NWP Storage,Swirlpool/Hot Cul-de-Sac,Private Se ClthWsh/Dryr/Frdg/St Royal LePage Elite W <b>Type</b> Living Room Dining Room Kitchen Primary Bedroom	46774, DISTRICT LOT 244, NEW Tub etting,Private Yard,Recreation Nea ve/DW,Drapes/Window Coverings est, Oakwyn Realty Ltd. Dimensions 17'3 x 16'4 13'5 x 12'9 10'10 x 11'3 15' x 10'10	WESTMINSTER LAND DISTR urby,Shopping Nearby Garage Door Opener,Hot Tub Floor Above Above	Spa/Swirlpool <b>Type</b> Bedroom Bedroom	15'3 x 11' x 9	11' '11
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): oor ain ain ain ain ain	Electricity,Natural Gas LOT 222, PLAN NWP Storage,Swirlpool/Hot Cul-de-Sac,Private Se ClthWsh/Dryr/Frdg/St Royal LePage Elite W <b>Type</b> Living Room Dining Room Kitchen Primary Bedroom Bedroom	46774, DISTRICT LOT 244, NEW Tub etting,Private Yard,Recreation Nea ve/DW,Drapes/Window Coverings est, Oakwyn Realty Ltd. Dimensions 17'3 x 16'4 13'5 x 12'9 10'10 x 11'3 15' x 10'10 11'3 x 9'6	WESTMINSTER LAND DISTR urby,Shopping Nearby Garage Door Opener,Hot Tub Floor Above Above	Spa/Swirlpool <b>Type</b> Bedroom Bedroom	15'3 x 11' x 9	11' '11
Igmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): oor ain ain ain ain ain ain	Electricity,Natural Gas LOT 222, PLAN NWP Storage,Swirlpool/Hot Cul-de-Sac,Private Se ClthWsh/Dryr/Frdg/St Royal LePage Elite W <b>Type</b> Living Room Dining Room Kitchen Primary Bedroom Bedroom Flex Room Foyer	46774, DISTRICT LOT 244, NEW Tub etting,Private Yard,Recreation Nea ve/DW,Drapes/Window Coverings est, Oakwyn Realty Ltd. Dimensions 17'3 x 16'4 13'5 x 12'9 10'10 x 11'3 15' x 10'10 11'3 x 9'6 10' x 12'11 10'10 x 19'2	WESTMINSTER LAND DISTR arby,Shopping Nearby ,Garage Door Opener,Hot Tub Floor Above Above Above	Spa/Swirlpool <b>Type</b> Bedroom Bedroom Bedroom	15'3 x 11' x 9	11' '11
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: sting Broker(s): oor ain ain ain ain ain ain ain ain	Electricity,Natural Gass LOT 222, PLAN NWP Storage,Swirlpool/Hot Cul-de-Sac,Private Se ClthWsh/Dryr/Frdg/St Royal LePage Elite W <b>Type</b> Living Room Dining Room Kitchen Primary Bedroom Bedroom Flex Room Flex Room Foyer	46774, DISTRICT LOT 244, NEW Tub etting,Private Yard,Recreation Nea ve/DW,Drapes/Window Coverings est, Oakwyn Realty Ltd. Dimensions 17'3 x 16'4 13'5 x 12'9 10'10 x 11'3 15' x 10'10 11'3 x 9'6 10' x 12'11 10'10 x 19'2 # Of Rooms:	WESTMINSTER LAND DISTR arby,Shopping Nearby ,Garage Door Opener,Hot Tub Floor Above Above Above Above 10	Spa/Swirlpool Type Bedroom Bedroom Bedroom Bedroom	15'3 x 11' x 9 11'2 x <b># of Pieces</b>	11' '11 7'11 Ensuite?
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: sting Broker(s): oor ain ain ain ain ain ain ain ain ain ain	Electricity,Natural Gass LOT 222, PLAN NWP Storage,Swirlpool/Hot Cul-de-Sac,Private Se ClthWsh/Dryr/Frdg/St Royal LePage Elite W Type Living Room Dining Room Kitchen Primary Bedroom Bedroom Flex Room Flex Room Foyer	46774, DISTRICT LOT 244, NEW Tub etting,Private Yard,Recreation Nea ve/DW,Drapes/Window Coverings est, Oakwyn Realty Ltd. Dimensions 17'3 x 16'4 13'5 x 12'9 10'10 x 11'3 15' x 10'10 11'3 x 9'6 10' x 12'11 10'10 x 19'2 # Of Rooms: # Of Kitchens:	WESTMINSTER LAND DISTR arby,Shopping Nearby ,Garage Door Opener,Hot Tub Floor Above Above Above 10 1	Spa/Swirlpool Type Bedroom Bedroom Bedroom Bedroom Bedroom	15'3 x 11' x 9 11'2 x <b># of Pieces</b> 3	11' '11 7'11 <b>Ensuite?</b> Yes
Igmt. Company: complex / Subdiv: eervices Connected: egal: menities: ite Influences: eatures: cylaw Restric: isting Broker(s): loor lain lain lain lain lain lain lain lain	Electricity,Natural Gas LOT 222, PLAN NWP Storage,Swirlpool/Hot Cul-de-Sac,Private Se ClthWsh/Dryr/Frdg/St Royal LePage Elite W Living Room Dining Room Kitchen Primary Bedroom Bedroom Flex Room Flex Room Foyer	46774, DISTRICT LOT 244, NEW Tub etting,Private Yard,Recreation Nea ve/DW,Drapes/Window Coverings est, Oakwyn Realty Ltd. Dimensions 17'3 × 16'4 13'5 × 12'9 10'10 × 11'3 15' × 10'10 11'3 × 9'6 10' × 12'11 10'10 × 19'2 # Of Rooms: # Of Kitchens: # Of Levels:	WESTMINSTER LAND DISTR arby,Shopping Nearby ,Garage Door Opener,Hot Tub Floor Above Above Above Above 10 1 2	Spa/Swirlpool Type Bedroom Bedroom Bedroom Bedroom	15'3 x 11' x 9 11'2 x <b># of Pieces</b>	11' '11 7'11 Ensuite?
Igmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): loor ain ain ain ain ain ain ain ain ain ain	Electricity,Natural Gas LOT 222, PLAN NWP Storage,Swirlpool/Hot Cul-de-Sac,Private Se ClthWsh/Dryr/Frdg/St Royal LePage Elite W Living Room Dining Room Dining Room Kitchen Primary Bedroom Bedroom Flex Room Flex Room Foyer	46774, DISTRICT LOT 244, NEW Tub etting,Private Yard,Recreation Nea ve/DW,Drapes/Window Coverings est, Oakwyn Realty Ltd. Dimensions 17'3 × 16'4 13'5 × 12'9 10'10 × 11'3 15' × 10'10 11'3 × 9'6 10' × 12'11 10'10 × 19'2 # Of Rooms: # Of Kitchens: # Of Levels: Suite:	WESTMINSTER LAND DISTR arby,Shopping Nearby ,Garage Door Opener,Hot Tub Floor Above Above Above 10 1	Spa/Swirlpool Type Bedroom Bedroom Bedroom Bedroom Bedroom	15'3 x 11' x 9 11'2 x <b># of Pieces</b> 3	11' '11 7'11 <b>Ensuite?</b> Yes
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): loor lain lain lain lain lain lain lain lain	Electricity,Natural Gas LOT 222, PLAN NWP Storage,Swirlpool/Hot Cul-de-Sac,Private Se ClthWsh/Dryr/Frdg/St Royal LePage Elite W Type Living Room Dining Room Dining Room Kitchen Primary Bedroom Bedroom Flex Room Flex Room Foyer 1,615 sqft 653 sqft 0 sqft 2,268 sqft	46774, DISTRICT LOT 244, NEW Tub etting,Private Yard,Recreation Nea ve/DW,Drapes/Window Coverings est, Oakwyn Realty Ltd. Dimensions 17'3 x 16'4 13'5 x 12'9 10'10 x 11'3 15' x 10'10 11'3 x 9'6 10' x 12'11 10'10 x 19'2 # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	WESTMINSTER LAND DISTR urby,Shopping Nearby Garage Door Opener,Hot Tub Floor Above Above Above Above 10 1 2 None	Spa/Swirlpool Type Bedroom Bedroom Bedroom Bedroom Bedroom	15'3 x 11' x 9 11'2 x <b># of Pieces</b> 3	11' '11 7'11 <b>Ensuite?</b> Yes
/iew: Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main M	Electricity,Natural Gas LOT 222, PLAN NWP Storage,Swirlpool/Hot Cul-de-Sac,Private Se ClthWsh/Dryr/Frdg/St Royal LePage Elite W Living Room Dining Room Dining Room Kitchen Primary Bedroom Bedroom Flex Room Flex Room Foyer	46774, DISTRICT LOT 244, NEW Tub etting,Private Yard,Recreation Nea ve/DW,Drapes/Window Coverings est, Oakwyn Realty Ltd. Dimensions 17'3 × 16'4 13'5 × 12'9 10'10 × 11'3 15' × 10'10 11'3 × 9'6 10' × 12'11 10'10 × 19'2 # Of Rooms: # Of Kitchens: # Of Levels: Suite:	WESTMINSTER LAND DISTR arby,Shopping Nearby ,Garage Door Opener,Hot Tub Floor Above Above Above Above 10 1 2	Spa/Swirlpool Type Bedroom Bedroom Bedroom Bedroom Bedroom	15'3 x 11' x 9 11'2 x <b># of Pieces</b> 3	11' '11 7'11 <b>Ensuite?</b> Yes

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!

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