11336 MCDOUGAL STREET MAPLE RIDGE

East Central, V2X 4K6

Residential Detached \$1,624,999 (LP)

		East Cen				
Depth/Size (ft):		Bedrooms:	5	Approx. Year Buil	lt: 2019	9
Frontage (ft):		Bathrooms:	4	Age:	5	
.ot Area: (sq.ft.)	4,325.00	Full Baths:	3	Zoning:	R-2	
lood Plain:	,	Half Baths:	1	Gross Taxes:	\$8,1	43.00
Rear Yard Exp:				For Tax Year:	2023	
/iew:	No			P.I.D.:		658-462
-	-					
tyle of Home:	2 Storey w/Bsmt.		Parking:	Total: 4 - Covered:	2	
Construction:	Concrete, Frame - Woo	od	Covered Parking:	2		
xterior:	Stone, Vinyl, Wood		Parking Access:			
oundation:			Parking:	Garage; Double		
ain Screen:			Locker:			
enovations:			Units in Dev:			
of Fireplaces:	1 - Fuel: Natural Gas		Distance to:			
/ater Supply:	City/Municipal		Title to Land:	Freehold NonStrat	a	
uel/Heating:	Forced Air,Natural Gas	3	Property Disc:	No		
outdoor Area:	Fenced Yard, Patio(s) 8		PAD Rental:			
ype of Roof:	Asphalt	x-7	Fixtures Leased:	No		
Floor Finish:	-1		Fixtures Rmvd:	No		
ïew:	No					
	No					
Igmt. Company:		IORNINGSTAR	<u> </u>			
<i>I</i> gmt. Company: Complex / Subdiv:	ROSLYN RIDGE BY M		1			
Igmt. Company: Complex / Subdiv: Services Connected:	ROSLYN RIDGE BY M Electricity,Natural Gas	,Sanitary Sewer,Water		DISTRICT		
Agmt. Company: Complex / Subdiv: Services Connected: .egal:	ROSLYN RIDGE BY M Electricity,Natural Gas LOT 37, PLAN EPP88	,Sanitary Sewer,Water 213, DISTRICT LOT 403, GROUP	1, NEW WESTMINSTER LAND	DISTRICT		
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities:	ROSLYN RIDGE BY M Electricity,Natural Gas LOT 37, PLAN EPP88 Air Cond./Central,In Si	,Sanitary Sewer,Water 213, DISTRICT LOT 403, GROUP uite Laundry	1, NEW WESTMINSTER LAND	DISTRICT		
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Igmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	ROSLYN RIDGE BY M Electricity,Natural Gas LOT 37, PLAN EPP88 Air Cond./Central,In St Central Location,Priva CithWsh/Dryr/Frdg/St Oakwyn Realty Ltd. (E	,Sanitary Sewer,Water 213, DISTRICT LOT 403, GROUP uite Laundry te Yard ve/DW		DISTRICT	Dimen	sions
Igmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: sylaw Restric: isting Broker(s):	ROSLYN RIDGE BY M Electricity,Natural Gas LOT 37, PLAN EPP88 Air Cond./Central,In St Central Location,Priva ClthWsh/Dryr/Frdg/Stv Oakwyn Realty Ltd. (E	,Sanitary Sewer,Water 213, DISTRICT LOT 403, GROUP uite Laundry te Yard ve/DW Branch), Sutton Group-West Coast	Realty (Surrey/120)		Dimen 14'6 x	
Igmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s):	ROSLYN RIDGE BY M Electricity,Natural Gas LOT 37, PLAN EPP88 Air Cond./Central,In St Central Location,Priva CithWsh/Dryr/Frdg/St Oakwyn Realty Ltd. (E	,Sanitary Sewer,Water 213, DISTRICT LOT 403, GROUP uite Laundry te Yard ve/DW Branch), Sutton Group-West Coast Dimensions	Realty (Surrey/120)	Туре	-	16'8
Igmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): oor ain ain	ROSLYN RIDGE BY M Electricity,Natural Gas LOT 37, PLAN EPP88 Air Cond./Central,In Si Central Location,Priva ClthWsh/Dryr/Frdg/Stw Oakwyn Realty Ltd. (E Type Great Room	,Sanitary Sewer,Water 213, DISTRICT LOT 403, GROUP uite Laundry te Yard ve/DW Branch), Sutton Group-West Coast Dimensions 14'8 x 19'0	Realty (Surrey/120) Floor Bsmt	Type Kitchen	14'6 x	16'8 0'
lgmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): loor ain ain	ROSLYN RIDGE BY M Electricity,Natural Gas LOT 37, PLAN EPP88. Air Cond./Central,In Si Central Location,Priva ClthWsh/Dryr/Frdg/St Oakwyn Realty Ltd. (E Type Great Room Dining Room	,Sanitary Sewer,Water 213, DISTRICT LOT 403, GROUP uite Laundry te Yard ve/DW Branch), Sutton Group-West Coast Dimensions 14'8 x 19'0 15'10 x 10'	Realty (Surrey/120) Floor Bsmt Bsmt	Type Kitchen Bedroom	14'6 x 11' x 1	16'8 0'
Igmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): oor ain ain ain bove	ROSLYN RIDGE BY M Electricity,Natural Gas LOT 37, PLAN EPP88. Air Cond./Central,In St Central Location,Priva ClthWsh/Dryr/Frdg/St Oakwyn Realty Ltd. (E Type Great Room Dining Room Kitchen	,Sanitary Sewer,Water 213, DISTRICT LOT 403, GROUP uite Laundry te Yard ve/DW Branch), Sutton Group-West Coast Dimensions 14'8 x 19'0 15'10 x 10' 12'2 x 15'9	Realty (Surrey/120) Floor Bsmt Bsmt	Type Kitchen Bedroom	14'6 x 11' x 1	16'8 0'
Igmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): loor ain ain ain bove bove	ROSLYN RIDGE BY M Electricity,Natural Gas LOT 37, PLAN EPP88 Air Cond./Central,In St Central Location,Priva ClthWsh/Dryr/Frdg/St Oakwyn Realty Ltd. (E Type Great Room Dining Room Kitchen Primary Bedroom	,Sanitary Sewer,Water 213, DISTRICT LOT 403, GROUP uite Laundry te Yard ve/DW Branch), Sutton Group-West Coast Dimensions 14'8 x 19'0 15'10 x 10' 12'2 x 15'9 14'4 x 13'10	Realty (Surrey/120) Floor Bsmt Bsmt	Type Kitchen Bedroom	14'6 x 11' x 1	16'8 0'
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): oor ain ain bove bove bove	ROSLYN RIDGE BY M Electricity,Natural Gas LOT 37, PLAN EPP88 Air Cond./Central,In St Central Location,Priva ClthWsh/Dryr/Frdg/St Oakwyn Realty Ltd. (E Type Great Room Dining Room Kitchen Primary Bedroom Nook	,Sanitary Sewer,Water 213, DISTRICT LOT 403, GROUP uite Laundry te Yard ve/DW Branch), Sutton Group-West Coast Dimensions 14'8 x 19'0 15'10 x 10' 12'2 x 15'9 14'4 x 13'10 12'5 x 10'6	Realty (Surrey/120) Floor Bsmt Bsmt	Type Kitchen Bedroom	14'6 x 11' x 1	16'8 0'
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: te Influences: eatures: ylaw Restric: sting Broker(s): oor ain ain ain oove oove oove	ROSLYN RIDGE BY M Electricity,Natural Gas LOT 37, PLAN EPP88 Air Cond./Central,In St Central Location,Priva ClthWsh/Dryr/Frdg/St Oakwyn Realty Ltd. (E Type Great Room Dining Room Kitchen Primary Bedroom Nook Bedroom	,Sanitary Sewer,Water 213, DISTRICT LOT 403, GROUP uite Laundry te Yard ve/DW Branch), Sutton Group-West Coast I Dimensions 14'8 x 19'0 15'10 x 10' 12'2 x 15'9 14'4 x 13'10 12'5 x 10'6 11'3 x 10'6	Realty (Surrey/120) Floor Bsmt Bsmt	Type Kitchen Bedroom	14'6 x 11' x 1	16'8 0'
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: sting Broker(s): oor ain ain bove bove bove bove bove	ROSLYN RIDGE BY M Electricity,Natural Gas LOT 37, PLAN EPP88. Air Cond./Central,In Si Central Location,Priva ClthWsh/Dryr/Frdg/St Oakwyn Realty Ltd. (E Type Great Room Dining Room Kitchen Primary Bedroom Nook Bedroom Bedroom	,Sanitary Sewer,Water 213, DISTRICT LOT 403, GROUP uite Laundry te Yard ve/DW Branch), Sutton Group-West Coast I Dimensions 14'8 × 19'0 15'10 × 10' 12'2 × 15'9 14'4 × 13'10 12'5 × 10'6 11'3 × 10'0	Realty (Surrey/120) Floor Bsmt Bsmt Bsmt	Type Kitchen Bedroom Bedroom	14'6 x 11' x 1 13' x 1	16'8 0' 0'9
Igmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): oor ain ain bove bove bove bove bove bove	ROSLYN RIDGE BY M Electricity,Natural Gas LOT 37, PLAN EPP88. Air Cond./Central,In St Central Location,Priva ClthWsh/Dryr/Frdg/St Oakwyn Realty Ltd. (E Type Great Room Dining Room Kitchen Primary Bedroom Nook Bedroom Bedroom 1,175 sqft	,Sanitary Sewer,Water 213, DISTRICT LOT 403, GROUP uite Laundry te Yard ve/DW Branch), Sutton Group-West Coast Dimensions 14'8 x 19'0 15'10 x 10' 12'2 x 15'9 14'4 x 13'10 12'5 x 10'6 11'3 x 10'6 11'8 x 10'0 # Of Rooms:	Realty (Surrey/120) Floor Bsmt Bsmt Bsmt Bsmt	Type Kitchen Bedroom Bedroom	14'6 x 11' x 1 13' x 1 # of Pieces	16'8 0' 0'9 Ensuite?
Igmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): loor ain ain bove bove bove bove bove bove bove bove	ROSLYN RIDGE BY M Electricity,Natural Gas LOT 37, PLAN EPP88. Air Cond./Central,In Si Central Location,Priva ClthWsh/Dryr/Frdg/St Oakwyn Realty Ltd. (E Type Great Room Dining Room Kitchen Primary Bedroom Nook Bedroom Bedroom 1,175 sqft 980 sqft	,Sanitary Sewer,Water 213, DISTRICT LOT 403, GROUP uite Laundry te Yard ve/DW Branch), Sutton Group-West Coast Dimensions 14'8 x 19'0 15'10 x 10' 12'2 x 15'9 14'4 x 13'10 12'5 x 10'6 11'3 x 10'6 11'8 x 10'0 # Of Rooms: # Of Kitchens:	Realty (Surrey/120) Floor Bsmt Bsmt Bsmt Bsmt	Type Kitchen Bedroom Bedroom	14'6 x 11' x 1 13' x 1 13' x 1 # of Pieces 2	16'8 0' 0'9 Ensuite? No
Igmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): loor ain ain bove bove bove bove bove bove bove bove	ROSLYN RIDGE BY M Electricity,Natural Gas LOT 37, PLAN EPP88 Air Cond./Central,In St Central Location,Priva ClthWsh/Dryr/Frdg/St Oakwyn Realty Ltd. (E Type Great Room Dining Room Kitchen Primary Bedroom Nook Bedroom Bedroom 1,175 sqft 980 sqft 970 sqft 0 sqft	,Sanitary Sewer,Water 213, DISTRICT LOT 403, GROUP uite Laundry te Yard ve/DW Branch), Sutton Group-West Coast I Dimensions 14'8 x 19'0 15'10 x 10' 12'2 x 15'9 14'4 x 13'10 12'5 x 10'6 11'3 x 10'6 11'3 x 10'6 11'8 x 10'0 # Of Rooms: # Of Kitchens: # Of Levels: Suite:	Realty (Surrey/120) Floor Bsmt Bsmt Bsmt 10 2 3	Type Kitchen Bedroom Bedroom Bedroom	14'6 x 11' x 1 13' x 1 13' x 1 # of Pieces 2 3	16'8 0' 0'9 Ensuite? No Yes No
Igmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: cylaw Restric: isting Broker(s): loor lain lain bove bove bove bove bove bove bove inished Floor (Main): inished Floor (Below): inished Floor (Bsmt): inished Floor (Total):	ROSLYN RIDGE BY M Electricity,Natural Gas LOT 37, PLAN EPP88 Air Cond./Central,In St Central Location,Priva ClthWsh/Dryr/Frdg/St Oakwyn Realty Ltd. (E Type Great Room Dining Room Kitchen Primary Bedroom Nook Bedroom Bedroom 1,175 sqft 980 sqft 970 sqft 0 sqft 3,125 sqft	,Sanitary Sewer,Water 213, DISTRICT LOT 403, GROUP uite Laundry te Yard ve/DW Branch), Sutton Group-West Coast Dimensions 14'8 x 19'0 15'10 x 10' 12'2 x 15'9 14'4 x 13'10 12'5 x 10'6 11'3 x 10'6 11'3 x 10'6 11'8 x 10'0 # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	Realty (Surrey/120) Floor Bsmt Bsmt Bsmt 10 2 3 Unauthorized Suite	Type Kitchen Bedroom Bedroom Bedroom	14'6 x 11' x 1 13' x 1 13' x 1 # of Pieces 2 3 3 3	16'8 0' 0'9 Ensuite? No Yes
/iew: Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Above Above Above Sinished Floor (Main): Finished Floor (Main): Finished Floor (Below): Finished Floor (Below): Finished Floor (Bamt): Finished Floor (Total): Jafinished Floor: Comparison of the floor: Comparison of th	ROSLYN RIDGE BY M Electricity,Natural Gas LOT 37, PLAN EPP88 Air Cond./Central,In St Central Location,Priva ClthWsh/Dryr/Frdg/St Oakwyn Realty Ltd. (E Type Great Room Dining Room Kitchen Primary Bedroom Nook Bedroom Bedroom 1,175 sqft 980 sqft 970 sqft 0 sqft 3,125 sqft 0 sqft	,Sanitary Sewer,Water 213, DISTRICT LOT 403, GROUP uite Laundry te Yard ve/DW Branch), Sutton Group-West Coast I Dimensions 14'8 x 19'0 15'10 x 10' 12'2 x 15'9 14'4 x 13'10 12'5 x 10'6 11'3 x 10'6 11'3 x 10'6 11'8 x 10'0 # Of Rooms: # Of Kitchens: # Of Levels: Suite:	Realty (Surrey/120) Floor Bsmt Bsmt Bsmt 10 2 3	Type Kitchen Bedroom Bedroom Bedroom	14'6 x 11' x 1 13' x 1 13' x 1 # of Pieces 2 3 3 3	16'8 0' 0'9 Ensuite? No Yes No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main	ROSLYN RIDGE BY M Electricity,Natural Gas LOT 37, PLAN EPP88 Air Cond./Central,In St Central Location,Priva ClthWsh/Dryr/Frdg/St Oakwyn Realty Ltd. (E Type Great Room Dining Room Kitchen Primary Bedroom Nook Bedroom Bedroom 1,175 sqft 980 sqft 970 sqft 0 sqft 3,125 sqft	,Sanitary Sewer,Water 213, DISTRICT LOT 403, GROUP uite Laundry te Yard ve/DW Branch), Sutton Group-West Coast Dimensions 14'8 x 19'0 15'10 x 10' 12'2 x 15'9 14'4 x 13'10 12'5 x 10'6 11'3 x 10'6 11'3 x 10'6 11'8 x 10'0 # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	Realty (Surrey/120) Floor Bsmt Bsmt Bsmt 10 2 3 Unauthorized Suite Fully Finished,Separate	Type Kitchen Bedroom Bedroom Bedroom	14'6 x 11' x 1 13' x 1 13' x 1 # of Pieces 2 3 3 3	16'8 0' 0'9 Ensuite? No Yes No

Wecome to Roslyn Ridge by MORNINGSTAR, situated in a family-inspired neighbourhood conveniently located in the city. This home sits on an extra large corner lot with 3125 square feet of living space with 3 beds upstairs incl. a spacious master w/sitting room PLUS a 2 bdrm in-law suite downstairs. The beautiful exterior has stone, shingles & wood accents. Interiors incl. wide plank laminate, rich quartz counters, central A/C with warranty, SS appliances and metal picket stair rails on main & upper floors & impressive linear floor-to-ceiling tile fireplace. Soaring 10' ceilings (some vaulted), enormous kitchen island, master ensuite has massive glass shower w/luxurious w/window seat. Dbl car garage & fully fenced/landscaped backyard.

The enclosed information while deemed to be correct, is not guaranteed. Information and measurements should not be relied upon without independent verification. PREC* indicates 'Personal Real Estate Corporation'. This communication is not intended to solicit properties already listed for sale.