

<b>Depth/Size (ft):</b>	45.720	<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	1959
<b>Frontage (ft):</b>	100.40	<b>Bathrooms:</b>	2	<b>Age:</b>	65
<b>Lot Area: (sq.ft.)</b>	15,060.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	RS-1
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$6,670.95
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2022
<b>View:</b>				<b>P.I.D.:</b>	010-104-798

<b>Style of Home:</b>	Rancher/Bungalow w/Bsmt.	<b>Parking:</b>	Total: 6 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Wood	<b>Parking Access:</b>	Front,Rear
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,Garage; Double
<b>Rain Screen:</b>	No	<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Wood	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	No
<b>Outdoor Area:</b>	Fenced Yard,Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Other,Tile	<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:**

**Complex / Subdiv:**

**Services Connected:** Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

**Legal:** LOT 4, PLAN NWP15611, DISTRICT LOT 263, GROUP 1, NEW WESTMINSTER LAND DISTRICT, PORTION EAST 150 FEET

**Amenities:**

**Site Influences:**

**Features:** ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Microwave,Pantry,Storage Shed

**Bylaw Restrict:**

**Listing Broker(s):** Royal LePage Sterling Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'7 x 13'7	Bsmt	Bedroom	11'6 x 9'0
Main	Kitchen	11' x 10'	Bsmt	Family Room	26' x 12'6
Main	Eating Area	10' x 10'	Bsmt	Recreation Room	28' x 12'
Main	Primary Bedroom	13' x 12'9	Bsmt	Laundry	12'10 x 12'6
Main	Bedroom	13' x 10'			
Main	Bedroom	11'5 x 9'0			
Main	Foyer	5' x 13'7			

<b>Finished Floor (Main):</b>	1,232 sqft	<b># Of Rooms:</b>	11	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Bsmt	3	No
<b>Finished Floor (Bsmt):</b>	1,232 sqft	<b>Suite:</b>				
<b>Finished Floor (Total):</b>	2,464 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full,Separate Entry			
<b>Grand Total:</b>	2,464 sqft	<b>Beds In Bsmt:</b>	1 / 4			
		<b># Of Pets:</b>				

BUILDERS & DEVELOPERS: This awesome Northwest Maple Ridge Location will accommodate Single Detached Home with Secondary Suite & Detached Garden Suite, Duplex, Triplex, Fourplex, Courtyard Development. See City of Maple Ridge Planning ( [planning@mapleridge.ca](mailto:planning@mapleridge.ca) ) for further details. ZONES R-1, R-2 & R-3 grandfathered by City. LOTS would front Chatwin Avenue. Call your Realtor for further details!