

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1992
Frontage (ft):	115.00	Bathrooms:	2	Age:	32
Lot Area: (sq.ft.)	13,720.00	Full Baths:	2	Zoning:	RS-1
Flood Plain:		Half Baths:	0	Gross Taxes:	\$5,870.89
Rear Yard Exp:				For Tax Year:	2022
View:				P.I.D.:	003-278-255

Style of Home:	Ground Level Unit,Rancher/Bungalow	Parking:	Total: 7 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Stucco,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas,Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	

View:

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 53, PLAN NWP26590, DISTRICT LOT 263, GROUP 1, NEW WESTMINSTER LAND DISTRICT

Amenities:

Site Influences: Central Location,Golf Course Nearby,Paved Road,Private Setting,Private Yard,Recreation Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Smoke Alarm,Storage Shed,Windows - Thermo

Bylaw Restrict:

Listing Broker(s): Royal LePage Sterling Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'0 x 13'	Main	Bedroom	11'0 x 10'0
Main	Dining Room	14'6 x 8'0	Main	Bedroom	9'10 x 9'0
Main	Family Room	24'0 x 11'9	Main	Laundry	13'0 x 7'6
Main	Kitchen	11'0 x 10'6	Main	Workshop	15'6 x 9'11
Main	Eating Area	13'0 x 7'8			
Main	Office	14' x 7'			
Main	Primary Bedroom	19'0 x 12'0			

Finished Floor (Main):	2,980 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	2,980 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	2,980 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

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 for further details. ZONES R-1, R-2 & R-3 grandfathered by City. Contact your Realtor for further details!

