## 20327 CHATWIN AVENUE MAPLE RIDGE

Northwest Maple Ridge, V2X 4G4

<b>Residential Detached</b>
\$2,598,000 (LP)

Depth/Size (ft):		Bedrooms:	3	Approx. Year Bui	lt: 1992	
Frontage (ft):	115.00	Bathrooms:	2	Age:	32	
_ot Area: (sq.ft.)	13,720.00	Full Baths:	2	Zoning:	RS-1	
Flood Plain:		Half Baths:	0	Gross Taxes:	\$5,87	0.89
Rear Yard Exp:				For Tax Year:	2022	
View:				P.I.D.:	003-2	278-255
Style of Home:	Ground Level Unit,Ra	ncher/Bungalow	Parking:	Total: 7 - Covered:	· 2	
Construction:	Frame - Wood	Herien Bullgalow	Covered Parking:	2		
Exterior:	Mixed,Stucco,Wood		Parking Access:	Front		
Foundation:	111200,01000,11000		Parking:	Garage; Double		
Rain Screen:			Locker:			
Renovations:			Units in Dev:			
# of Fireplaces:	2 - Fuel: Natural Gas,	Wood	Distance to:			
Vater Supply:	City/Municipal		Title to Land:	Freehold NonStrat	ta	
Fuel/Heating:	Forced Air,Natural Ga	6	Property Disc:	Yes		
outdoor Area:	Forced Air,Natural Gas	0	Property Disc: PAD Rental:	162		
Type of Roof:	Asphalt		Fixtures Leased:	No		
Floor Finish:	•		Fixtures Leased:	INU		
	Mixed		FIXIUIES MINU:			
View: Mgmt. Company: Complex / Subdiv: Services Connected:	Electricity Natural Gas	s Sanitary Sewer Water				
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	LOT 53, PLAN NWP2 Central Location,Golf ClthWsh/Dryr/Frdg/St	s,Sanitary Sewer,Water 6590, DISTRICT LOT 263, GROUP Course Nearby,Paved Road,Private ve/DW,Drapes/Window Coverings,S	Setting, Private Yard, Recrea	tion Nearby		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	LOT 53, PLAN NWP2 Central Location,Golf	6590, DISTRICT LOT 263, GROUP Course Nearby,Paved Road,Private ve/DW,Drapes/Window Coverings,§	Setting, Private Yard, Recrea	tion Nearby		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	LOT 53, PLAN NWP2 Central Location,Golf ClthWsh/Dryr/Frdg/St Royal LePage Sterling	6590, DISTRICT LOT 263, GROUP Course Nearby,Paved Road,Private ve/DW,Drapes/Window Coverings, g Realty Dimensions	e Setting,Private Yard,Recrea Smoke Alarm,Storage Shed,V	tion Nearby Vindows - Thermo <b>Type</b>	Dimens	
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	LOT 53, PLAN NWP2 Central Location,Golf ClthWsh/Dryr/Frdg/St Royal LePage Sterling <b>Type</b> Living Room	6590, DISTRICT LOT 263, GROUP Course Nearby,Paved Road,Private ve/DW,Drapes/Window Coverings, g Realty <b>Dimensions</b> 15'0 x 13'	e Setting,Private Yard,Recrea Smoke Alarm,Storage Shed,V Floor Main	tion Nearby Vindows - Thermo <b>Type</b> Bedroom	11'0 x 1	0'0
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	LOT 53, PLAN NWP2 Central Location,Golf ClthWsh/Dryr/Frdg/St Royal LePage Sterling <b>Type</b> Living Room Dining Room	6590, DISTRICT LOT 263, GROUP Course Nearby,Paved Road,Private ve/DW,Drapes/Window Coverings,S g Realty Dimensions 15'0 x 13' 14'6 x 8'0	e Setting,Private Yard,Recrea Smoke Alarm,Storage Shed,V Floor Main Main	tion Nearby Vindows - Thermo <b>Type</b> Bedroom Bedroom	11'0 x 1 9'10 x 9	0'0 0'0
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Cloor Main Main	LOT 53, PLAN NWP2 Central Location,Golf ClthWsh/Dryr/Frdg/St Royal LePage Sterling Type Living Room Dining Room Family Room	6590, DISTRICT LOT 263, GROUP Course Nearby,Paved Road,Private ve/DW,Drapes/Window Coverings, g Realty Dimensions 15'0 x 13' 14'6 x 8'0 24'0 x 11'9	e Setting,Private Yard,Recrea Smoke Alarm,Storage Shed,V Floor Main Main Main	tion Nearby Vindows - Thermo <b>Type</b> Bedroom Bedroom Laundry	11'0 x 1 9'10 x 9 13'0 x 7	0'0 9'0 7'6
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main	LOT 53, PLAN NWP2 Central Location,Golf ClthWsh/Dryr/Frdg/St Royal LePage Sterling Type Living Room Dining Room Family Room Kitchen	6590, DISTRICT LOT 263, GROUP Course Nearby,Paved Road,Private ve/DW,Drapes/Window Coverings,S g Realty Dimensions 15'0 x 13' 14'6 x 8'0 24'0 x 11'9 11''0 x 10'6	e Setting,Private Yard,Recrea Smoke Alarm,Storage Shed,V Floor Main Main	tion Nearby Vindows - Thermo <b>Type</b> Bedroom Bedroom	11'0 x 1 9'10 x 9	0'0 9'0 7'6
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main	LOT 53, PLAN NWP2 Central Location,Golf ClthWsh/Dryr/Frdg/St Royal LePage Sterling <b>Type</b> Living Room Dining Room Family Room Kitchen Eating Area	6590, DISTRICT LOT 263, GROUP Course Nearby,Paved Road,Private ve/DW,Drapes/Window Coverings,S g Realty Dimensions 15'0 x 13' 14'6 x 8'0 24'0 x 11'9 11''0 x 10'6 13'0 x 7'8	e Setting,Private Yard,Recrea Smoke Alarm,Storage Shed,V Floor Main Main Main	tion Nearby Vindows - Thermo <b>Type</b> Bedroom Bedroom Laundry	11'0 x 1 9'10 x 9 13'0 x 7	0'0 9'0 7'6
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main	LOT 53, PLAN NWP2 Central Location,Golf ClthWsh/Dryr/Frdg/St Royal LePage Sterling <b>Type</b> Living Room Dining Room Family Room Kitchen Eating Area Office	6590, DISTRICT LOT 263, GROUP Course Nearby,Paved Road,Private ve/DW,Drapes/Window Coverings,S g Realty Dimensions 15'0 x 13' 14'6 x 8'0 24'0 x 11'9 11''0 x 10'6	e Setting,Private Yard,Recrea Smoke Alarm,Storage Shed,V Floor Main Main Main	tion Nearby Vindows - Thermo <b>Type</b> Bedroom Bedroom Laundry	11'0 x 1 9'10 x 9 13'0 x 7	0'0 9'0 7'6
Agmt. Company: Complex / Subdiv: Services Connected: egal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Coor Iain Iain Iain Iain Iain	LOT 53, PLAN NWP2 Central Location,Golf ClthWsh/Dryr/Frdg/St Royal LePage Sterling <b>Type</b> Living Room Dining Room Family Room Kitchen Eating Area	6590, DISTRICT LOT 263, GROUP Course Nearby,Paved Road,Private ve/DW,Drapes/Window Coverings,S g Realty Dimensions 15'0 x 13' 14'6 x 8'0 24'0 x 11'9 11''0 x 10'6 13'0 x 7'8	e Setting,Private Yard,Recrea Smoke Alarm,Storage Shed,V Floor Main Main Main	tion Nearby Vindows - Thermo <b>Type</b> Bedroom Bedroom Laundry	11'0 x 1 9'10 x 9 13'0 x 7	0'0 9'0 7'6
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main	LOT 53, PLAN NWP2 Central Location,Golf ClthWsh/Dryr/Frdg/St Royal LePage Sterling <b>Type</b> Living Room Dining Room Family Room Kitchen Eating Area Office	6590, DISTRICT LOT 263, GROUP Course Nearby,Paved Road,Private ve/DW,Drapes/Window Coverings,S g Realty Dimensions 15'0 × 13' 14'6 × 8'0 24'0 × 11'9 11''0 × 10'6 13'0 × 7'8 14' × 7'	e Setting,Private Yard,Recrea Smoke Alarm,Storage Shed,V Floor Main Main Main	tion Nearby Vindows - Thermo <b>Type</b> Bedroom Bedroom Laundry	11'0 x 1 9'10 x 9 13'0 x 7	0'0 9'0 7'6
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Cloor Iain Iain Iain Iain Iain Iain	LOT 53, PLAN NWP2 Central Location,Golf ClthWsh/Dryr/Frdg/St Royal LePage Sterling Type Living Room Dining Room Family Room Kitchen Eating Area Office Primary Bedroom 2,980 sqft	6590, DISTRICT LOT 263, GROUP Course Nearby,Paved Road,Private ve/DW,Drapes/Window Coverings,S g Realty Dimensions 15'0 x 13' 14'6 x 8'0 24'0 x 11'9 11''0 x 10'6 13'0 x 7'8 14' x 7' 19'0 x 12'0 # Of Rooms:	e Setting,Private Yard,Recrea Smoke Alarm,Storage Shed,V Floor Main Main Main Main Main	tion Nearby Vindows - Thermo Type Bedroom Bedroom Laundry Workshop Bathroom Floor	11'0 × 1 9'10 × 9 13'0 × 7 15'6 × 9	0'0 0'0 0'11 Ensuite?
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main	LOT 53, PLAN NWP2 Central Location,Golf ClthWsh/Dryr/Frdg/St Royal LePage Sterling Type Living Room Dining Room Family Room Kitchen Eating Area Office Primary Bedroom 2,980 sqft 0 sqft	6590, DISTRICT LOT 263, GROUP Course Nearby,Paved Road,Private ve/DW,Drapes/Window Coverings, g Realty Dimensions 15'0 × 13' 14'6 × 8'0 24'0 × 11'9 11''0 × 10'6 13'0 × 7'8 14' × 7' 19'0 × 12'0	e Setting,Private Yard,Recrea Smoke Alarm,Storage Shed,V Hain Main Main Main Main	tion Nearby Vindows - Thermo Type Bedroom Bedroom Laundry Workshop Bathroom Floor Main	11'0 × 1 9'10 × 9 13'0 × 7 15'6 × 9 # of Pieces	0'0 0'0 0'11 Ensuite? Yes
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Coor Aain Main Main Main Main Main Main Main Sinished Floor (Main): Sinished Floor (Below):	LOT 53, PLAN NWP2 Central Location,Golf ClthWsh/Dryr/Frdg/St Royal LePage Sterling Living Room Dining Room Family Room Kitchen Eating Area Office Primary Bedroom 2,980 sqft 0 sqft 0 sqft	6590, DISTRICT LOT 263, GROUP Course Nearby,Paved Road,Private ve/DW,Drapes/Window Coverings,S g Realty Dimensions 15'0 × 13' 14'6 × 8'0 24'0 × 11'9 11''0 × 10'6 13'0 × 7'8 14' × 7' 19'0 × 12'0 # Of Rooms: # Of Kitchens: # Of Levels:	e Setting,Private Yard,Recreat Smoke Alarm,Storage Shed,V Kain Main Main Main Main 11 1	tion Nearby Vindows - Thermo Type Bedroom Bedroom Laundry Workshop Bathroom Floor	11'0 × 1 9'10 × 9 13'0 × 7 15'6 × 9 <b># of Pieces</b> 4	0'0 0'0 0'11 Ensuite?
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	LOT 53, PLAN NWP2 Central Location,Golf ClthWsh/Dryr/Frdg/St Royal LePage Sterling Living Room Dining Room Family Room Kitchen Eating Area Office Primary Bedroom 2,980 sqft 0 sqft 0 sqft 0 sqft	6590, DISTRICT LOT 263, GROUP Course Nearby,Paved Road,Private ve/DW,Drapes/Window Coverings,S g Realty Dimensions 15'0 × 13' 14'6 × 8'0 24'0 × 11'9 11''0 × 10'6 13'0 × 7'8 14' × 7' 19'0 × 12'0 # Of Rooms: # Of Kitchens: # Of Levels: Suite:	e Setting,Private Yard,Recrea Smoke Alarm,Storage Shed,V Floor Main Main Main Main Main 11	tion Nearby Vindows - Thermo Type Bedroom Bedroom Laundry Workshop Bathroom Floor Main	11'0 × 1 9'10 × 9 13'0 × 7 15'6 × 9 <b># of Pieces</b> 4	0'0 0'0 0'11 Ensuite? Yes
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	LOT 53, PLAN NWP2 Central Location,Golf ClthWsh/Dryr/Frdg/St Royal LePage Sterling Living Room Dining Room Family Room Kitchen Eating Area Office Primary Bedroom 2,980 sqft 0 sqft 0 sqft 0 sqft 2,980 sqft	6590, DISTRICT LOT 263, GROUP Course Nearby,Paved Road,Private ve/DW,Drapes/Window Coverings,S g Realty Dimensions 15'0 × 13' 14'6 × 8'0 24'0 × 11'9 11''0 × 10'6 13'0 × 7'8 14' × 7' 19'0 × 12'0 # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	e Setting,Private Yard,Recreat Smoke Alarm,Storage Shed,V Floor Main Main Main Main 11 1 1 None	tion Nearby Vindows - Thermo Type Bedroom Bedroom Laundry Workshop Bathroom Floor Main	11'0 × 1 9'10 × 9 13'0 × 7 15'6 × 9 <b># of Pieces</b> 4	0'0 0'0 0'11 Ensuite? Yes
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features:	LOT 53, PLAN NWP2 Central Location,Golf ClthWsh/Dryr/Frdg/St Royal LePage Sterling Living Room Dining Room Family Room Kitchen Eating Area Office Primary Bedroom 2,980 sqft 0 sqft 0 sqft 0 sqft	6590, DISTRICT LOT 263, GROUP Course Nearby,Paved Road,Private ve/DW,Drapes/Window Coverings,S g Realty Dimensions 15'0 × 13' 14'6 × 8'0 24'0 × 11'9 11''0 × 10'6 13'0 × 7'8 14' × 7' 19'0 × 12'0 # Of Rooms: # Of Kitchens: # Of Levels: Suite:	e Setting,Private Yard,Recreat Smoke Alarm,Storage Shed,V Kain Main Main Main Main 11 1	tion Nearby Vindows - Thermo Type Bedroom Bedroom Laundry Workshop Bathroom Floor Main	11'0 × 1 9'10 × 9 13'0 × 7 15'6 × 9 <b># of Pieces</b> 4	0'0 0'0 0'11 Ensuite? Yes

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!

**COTOLO**. Produced and printed by Cotala Cross-Media Inc. 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.