

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	1966
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	58
<b>Lot Area: (Acres)</b>	1.98	<b>Full Baths:</b>	2	<b>Zoning:</b>	RS-2
<b>Flood Plain:</b>	Yes	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$7,950.37
<b>Rear Yard Exp:</b>	Southwest			<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	005-593-328

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 10 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Stucco,Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Carport; Multiple
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Wood	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Hot Water	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Septic
<b>Legal:</b>	LOT 3, PLAN NWP6735, PART SW1/4, SECTION 28, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	
<b>Site Influences:</b>	Central Location,Private Setting,Private Yard,Recreation Nearby,Treed,Waterfront Property
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Oracle Realty Ltd., Oracle Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'6 x 5'6	Main	Bedroom	11'5 x 10'6
Main	Living Room	24'1 x 17'6	Above	Primary Bedroom	16'7 x 14'9
Main	Family Room	14'6 x 14'1	Above	Bedroom	10'0 x 12'5
Main	Dining Room	14'5 x 12'4	Above	Den	19'2 x 23'6
Main	Kitchen	11'2 x 11'2			
Main	Laundry	6'11 x 10'8			
Main	Bedroom	13'9 x 10'2			

<b>Finished Floor (Main):</b>	1,641 sqft	<b># Of Rooms:</b>	11	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,244 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Above	3	No
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	2,885 sqft	<b>Crawl/Bsmnt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Crawl			
<b>Grand Total:</b>	2,885 sqft	<b>Beds In Bsmnt:</b>	0 / 4			
		<b># Of Pets:</b>				

This property features 2 acres, with 300 feet of river frontage, situated in a desirable area and close to downtown Maple ridge Ridge. The parklike setting offers immense potential to transform the 2885 sq foot home with 4 bedrooms and 2 bathrooms into your dream residence. Surrounded by mature timber the two acres provide seclusion and a resort like feel with the river enhancing the ambiance. The property includes large outbuildings and is a gardeners dream. Convenient access to the golden Ears Bridge. All Schools/ transit and shopping close by. Book an appt to see this amazing property. OPEN HOUSE MONDAY SEPTEMBER 30TH 1-3PM