

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

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

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

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

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.