

Depth/Size (ft):		Bedrooms:	5	Approx. Year Built:	2002
Frontage (ft):		Bathrooms:	3	Age:	22
Lot Area (sq.ft.):	5,684.00	Full Baths:	3	Zoning:	RES
Flood Plain:		Half Baths:	0	Gross Taxes:	\$6,673.91
Rear Yard Exp:	East			For Tax Year:	2022
View:	No			P.I.D.:	025-070-266

Style of Home:	2 Storey,Corner Unit	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl,Wood	Parking Access:	Lane
Foundation:		Parking:	Garage; Double,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Electric,Forced Air	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View: No

Mgmt. Company:

Complex / Subdiv: GILKER HILL ESTATES

Services Connected: Community,Electricity,Natural Gas,Water

Legal: LOT 29, PLAN LMP50083, SECTION 16, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT

Amenities: Air Cond./Central,In Suite Laundry

Site Influences: Lane Access,Private Yard,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Vacuum - Built In

Bylaw Restrict:

Listing Broker(s): Royal LePage West Real Estate Services, Royal LePage West Real Estate Services

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Family Room	18'7 x 10'8	Main	Bedroom	12'3 x 9'11	Below	Foyer	10'3 x 10'1
Main	Kitchen	13'7 x 9'4	Main	Bedroom	11'10 x 10'	Below	Living Room	14'0 x 11'11
Main	Eating Area	9'3 x 7'10	Below	Den	15'2 x 11'4	Below	Kitchen	10'9 x 9'2
Main	Dining Room	14'1 x 11'3	Below	Laundry	8'6 x 7'4	Below	Bedroom	13'0 x 12'10
Main	Living Room	11'11 x 14'0				Below	Bedroom	12'0 x 10'2
Main	Primary Bedroom	16'8 x 11'11						
Main	Walk-In Closet	7'3 x 6'3						

Finished Floor (Main):	1,708 sqft	# Of Rooms:	16	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	4	No
Finished Floor (Below):	1,294 sqft	# Of Levels:	2	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:		Below	4	No
Finished Floor (Total):	3,002 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry			
Grand Total:	3,002 sqft	Beds In Bsmt:	0 / 5			
		# Of Pets:				

Very desirable Gilker Hill neighbourhood in Maple Ridge. 2 storey home with 5 bedrooms & large den right beside front entrance perfect for office. Move in with the peace of mind knowing the Roof & Gutters, Furnace, Hot Water & Heat Pump with A/C have been upgraded in the last 2 years. 2 bedroom above ground suite with separate entrance. Bright main level with Open Kitchen with Island, eating area with newer flooring. Large dining & living room. Primary bedroom with ensuite & walk-in-closet. Corner lot with newer fenced yard, double garage & long drive-way off lane for RV or Boat parking. Close to schools, shopping & amenities. Open House Sunday Oct. 6th 1 to 3.