

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	2020
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	4	<b>Age:</b>	4
<b>Lot Area: (sq.ft.)</b>	9,074.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	RT-1
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$5,085.59
<b>Rear Yard Exp:</b>	East			<b>For Tax Year:</b>	2022
<b>View:</b>				<b>P.I.D.:</b>	031-331-335

<b>Style of Home:</b>	2 Storey,Basement Entry	<b>Parking:</b>	Total: 4 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Fibre Cement Board,Stone	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Electric	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Tile	<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:**

**Complex / Subdiv:**

**Services Connected:** Community,Electricity,Natural Gas

**Legal:** STRATA LOT 2, PLAN EPS7460, DISTRICT LOT 248, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Amenities:** Air Cond./Central

**Site Influences:** Central Location,Recreation Nearby,Shopping Nearby

**Features:** Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW

**Bylaw Restrict:**

**Listing Broker(s):** Macdonald Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	10'7 x 5'7	Above	Bedroom	11'5 x 13'8
Main	Living Room	14'1 x 13'10	Above	Bedroom	11'5 x 10'9
Main	Office	11'5 x 9'10	Above	Primary Bedroom	14'9 x 15'1
Main	Dining Room	9'6 x 8'8	Above	Walk-In Closet	9'2 x 8'8
Main	Family Room	16'4 x 24'	Above	Laundry	9'2 x 8'7
Main	Kitchen	8'6 x 15'5			
Above	Bedroom	10'9 x 12'10			

<b>Finished Floor (Main):</b>	1,255 sqft	<b># Of Rooms:</b>	12	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,320 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Above	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None	Above	4	Yes
<b>Finished Floor (Total):</b>	2,575 sqft	<b>Crawl/Bsmt Height:</b>		Above	5	Yes
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	2,575 sqft	<b>Beds In Bsmt:</b>	0 / 4			
		<b># Of Pets:</b>				

Experience ultimate family living in this stunning 4-year-young, warranty protected half-duplex in West Maple Ridge! This 2,575 sqft open-concept haven boasts 4 bedrooms plus den, 4 bathrooms, 9' ceilings & abundant natural light. The gourmet kitchen shines with stainless steel appliances, quartz countertops & custom cabinetry, while the luxurious primary retreat features a spa-like bathroom and walk-in closet. Additional highlights include wide plank flooring, air conditioning & a double car garage with epoxy floors. Step outside to a cozy, fully fenced backyard with covered patio, perfect for outdoor gatherings! Conveniently situated steps to Hospital, elementary/high schools, Golden Ears Bridge & shopping, this property is perfect for downsizing or starting out, with no strata fees!