



Presented by:
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Active
R2626838
Board: V
House/Single Family

12208 MCTAVISH PLACE
Maple Ridge
Northwest Maple Ridge
V2X 8L8

Residential Detached
\$999,900 (LP)
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$999,900**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1979**
Frontage(feet): **0.00** Bathrooms: **2** Age: **42**
Frontage(metres): Full Baths: **2** Zoning: **RES**
Depth / Size: Half Baths: **0** Gross Taxes: **\$4,700.18**
Lot Area (sq.ft.): **6,530.00** Rear Yard Exp: **South** For Tax Year: **2021**
Lot Area (acres): **0.15** P.I.D.: **000-952-834** Tax Inc. Utilities?:
Flood Plain: Tour:
View: :
Complex/Subdiv:
Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Reno. Year: **Partly**
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Electric, Wood**
Fuel/Heating: **Electric**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Single, Open**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish:

Legal: **LOT 212, PLAN NWP51071, DISTRICT LOT 242, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

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

Finished Floor (Main):	922	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	15'8 x 12'1			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	11'6 x 9'4			x	Main 4
Finished Floor (Below):	763	Main	Dining Room	10'0 x 7'0			x	Below 3
Finished Floor (Basement):	0	Main	Master Bedroom	12'10 x 12'1			x	
Finished Floor (Total):	1,685 sq. ft.	Main	Bedroom	11'6 x 9'1			x	
Unfinished Floor:	0	Below	Family Room	11'8 x 11'6			x	
Grand Total:	1,685 sq. ft.	Below	Flex Room	10'2 x 9'3			x	
Fir Area (Det'd 2nd Res):	sq. ft.	Below	Bedroom	13'8 x 10'6			x	
		Below	Laundry	9'1 x 8'10			x	
							x	
							x	
							x	

Suite: **None**
Basement: **Fully Finished**

Crawl/Bsmt. Height: # of Levels: **2**
of Kitchens: **1** # of Rooms: **9**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

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



12208 McTavish Place, Maple Ridge

This house has been loved and maintained by the same family for over 40 years. This is a move in ready 3 bedroom 2 bathroom home with attached garage. upstairs has the Kitchen and dining room that lead out onto the nice deck space along with a large Primary Bedroom, bedroom and living room. Downstairs there is a large Bedroom and fantastic family room with a flex space perfect for the home office or hobbies. The attached garage provides a comfortable entrance into your house and/or great storage for the sports equipment. Large South facing back yard and patio area for entertaining. Enjoy this quiet cul-de-sac in a great neighbourhood. 1st Showings Friday 5-630pm, Sat and Sun 1-3pm. ***Please book your appointment to view this fantastic family home through your buyers agent.

\$999,900

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QUALIFIED MEMBER FIRM

12208 MCTAVISH PLACE, MAPLE RIDGE

\$999,900

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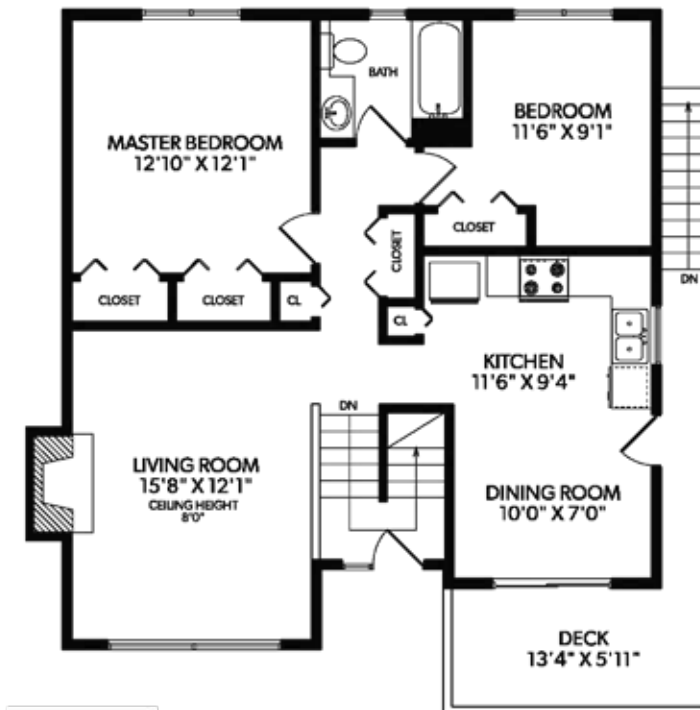


12208 McTavish Place, Maple Ridge

Main Floor: 922 sq.ft.
Lower Floor: 763 sq.ft.
Total: 1685 sq.ft.

Deck: 171 sq.ft.
Garage: 251 sq.ft.

MAIN FLOOR



LOWER FLOOR

