



Presented by:
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Active
R2893798
 Board: V
 House/Single Family

21060 118 AVENUE
 Maple Ridge
 Southwest Maple Ridge
 V2X 8T3

Residential Detached
\$1,200,000 (LP)
 (SP)



Sold Date: _____ If new, GST/HST inc?: **No** Original Price: **\$1,299,900**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1987**
 Frontage(feet): **0.00** Bathrooms: **3** Age: **37**
 Frontage(metres): _____ Full Baths: **2** Zoning: **RS-1**
 Depth / Size: **0** Half Baths: **1** Gross Taxes: **\$5,512.77**
 Lot Area (sq.ft.): **7,299.00** Rear Yard Exp: _____ For Tax Year: **2023**
 Lot Area (acres): **0.17** P.I.D.: **000-952-451** Tax Inc. Utilities?: **No**
 Flood Plain: _____ Tour: _____
 View: _____
 Complex/Subdiv: _____
 First Nation Reserve: _____
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Level Split**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**

Renovations: _____ Reno. Year: _____
 # of Fireplaces: **1** R.I. Fireplaces: _____ Rain Screen: _____
 Fireplace Fuel: **Natural Gas** Metered Water: _____
 Fuel/Heating: **Forced Air, Natural Gas** R.I. Plumbing: _____
 Outdoor Area: **Fenced Yard, Patio(s), Sundeck(s)**
 Type of Roof: **Asphalt**
 Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double**
 Driveway Finish: **Asphalt**
 Dist. to Public Transit: **3** Dist. to School Bus: **4**
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year: _____
 Property Disc.: **Yes**
 Fixtures Leased: **No** : _____
 Fixtures Rmvd: _____ : _____
 Floor Finish: **Hardwood, Tile, Vinyl/Linoleum, Carpet**

Legal: **LOT 481 DISTRICT LOT 249 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 62587**

Amenities: **Air Cond./Central**

Site Influences: **Central Location, Private Yard, Shopping Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Smoke Alarm**

Finished Floor (Main):	1,318	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	601	Main	Foyer	6'11 x 6'1			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	14'4 x 14'0			x	Above 3
Finished Floor (Below):	0	Main	Kitchen	12'4 x 9'6			x	Above 4
Finished Floor (Basement):	0	Main	Dining Room	12'9 x 11'10			x	Bsmt 2
Finished Floor (Total):	1,919sq. ft.	Above	Primary Bedroom	15'0 x 11'1			x	
Unfinished Floor:	0	Above	Bedroom	10'6 x 9'7			x	
Grand Total:	1,919sq. ft.	Above	Bedroom	9'5 x 9'2			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Family Room	22'3 x 11'8			x	
		Below	Bedroom	12'8 x 10'6			x	
		Below	Laundry	13'11 x 8'7			x	
							x	
							x	
							x	

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

Crawl/Bsmt. Height: _____ # of Levels: **2**
 # of Kitchens: **1** # of Rooms: **10**

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

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

AWESOME WESTSIDE FAMILY HOME! Check out the gorgeous kitchen with stainless steel appliances, quartz counters, glass tile backsplash, porcelain tile floor and open dining area! This bright, south facing area, also opens up to the sundeck where you can enjoy a BBQ with family and friends! The spacious living room offers a gas fireplace and downstairs you'll find a cozy family room great for curling up and watching TV. Updates in this 4 bedroom home include the vinyl windows, roof, furnace, kitchen, and much more! Double Garage Parking with parking for all the toys.