



Presented by:
Sean P Stevens PREC*
 Sean Stevens and Associates
 Macdonald Realty
 Phone: 604-782-0821
 http://www.seanstevens.ca
 contact@seanstevens.ca



Active
R2909895
 Board: V
 House/Single Family

20820 STONEY AVENUE

Maple Ridge
 Southwest Maple Ridge
 V2X 7T1

Residential Detached

\$1,199,900 (LP)

(SP)



Sold Date: If new, GST/HST inc?:**Yes** Original Price: **\$1,199,900**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1974**
 Frontage(feet): **60.00** Bathrooms: **3** Age: **50**
 Frontage(metres): **18.29** Full Baths: **2** Zoning: **RES**
 Depth / Size: **120** Half Baths: **1** Gross Taxes: **\$6,201.48**
 Lot Area (sq.ft.): **7,200.00** Rear Yard Exp: **South** For Tax Year: **2022**
 Lot Area (acres): **0.17** P.I.D.: **004-673-301** 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: **2 Storey** Total Parking: **5** Covered Parking: **1** Parking Access: **Front**
 Construction: **Frame - Wood** Parking: **Carport; Single, Open**
 Exterior: **Other, Stone** Driveway Finish: **Asphalt**
 Foundation: **Concrete Perimeter** Dist. to Public Transit: **3** Dist. to School Bus: **3**
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 Renovations: Reno. Year:
 # of Fireplaces: **1** R.I. Fireplaces: Rain Screen:
 Fireplace Fuel: **Wood** Metered Water:
 Fuel/Heating: **Forced Air, Natural Gas** R.I. Plumbing:
 Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)** Fixtures Leased: **No** :
 Type of Roof: **Asphalt** Fixtures Rmvd: :
 Floor Finish: **Laminate, Tile**

Legal: **LOT 308, PLAN NWP43797, DISTRICT LOT 277, NEW WESTMINSTER LAND DISTRICT**

Amenities:
 Site Influences: **Central Location**
 Features: **Air Conditioning**

Finished Floor (Main):	1,183	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Below	Foyer	9'9" x 9'3"			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Below	Laundry	13'6" x 8'11"			x	Main 2
Finished Floor (Below):	1,122	Above	Kitchen	11'1" x 10'11"			x	Above 4
Finished Floor (Basement):	0	Above	Living Room	17'3" x 14'7"			x	Below 3
Finished Floor (Total):	2,305 sq. ft.	Above	Dining Room	10'6" x 9'3"			x	
Unfinished Floor:	0	Above	Primary Bedroom	13'4" x 10'8"			x	
Grand Total:	2,305 sq. ft.	Above	Bedroom	10'5" x 8'6"			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	11'11" x 9'5"			x	
		Below	Kitchen	16'6" x 11'0"			x	
		Below	Living Room	15'7" x 15'2"			x	
		Below	Bedroom	9'9" x 8'11"			x	
		Below	Flex Room	9'1" x 6'10"			x	
				x			x	
Suite: Unauthorized Suite		Manuf Type:	Registered in MHR?:	PAD Rental:				
Basement: Fully Finished		MHR#:	CSA/BCE:	Maint. Fee:				
Crawl/Bsmt. Height:	# of Levels: 2	ByLaw Restrictions:						
# of Kitchens: 2	# of Rooms: 12							

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

Situated in a lovely family neighbourhood, this 3 bedrooms + 2 bathrooms up allows space for the growing family. A large rec room downstairs with an additional bedroom adds to all that space or take advantage of the 1 bedroom in-law suite/mortgage helper. Sun deck off the bright kitchen leads to a large, private yard for outdoor entertaining or just to get the kids outside. Great location, away from the hustle and bustle, but still close enough to all you need. Steps to Maple Ridge Elementary School and Transit is just around the corner. Come and check out your new home and see all that it has to offer. Home has AC, Large Greenhouse and shed/workshop. Open House Thursday, August 1st 430pm to 6pm