



RAMIREZ REAL ESTATE

SPACIOUS & VERSATILE HOME PERFECT FOR MULTI-GENERATIONAL LIVING!

12171 270 STREET | MAPLE RIDGE | V2W 1X4



8 BEDROOMS

4 BATHROOMS

3,748 SQ FT

LARGE PRIVATE YARD

DESCRIPTION

LOADS OF ROOM FOR THE MULTI-GENERATIONAL FAMILY + 24' X 30' DETACHED SHOP for the car enthusiast or hobbyist. This updated home boasts 8 bedrooms, a large open concept Great Room with fully renovated kitchen (including premium finishes) & STUNNING VIEWS. Downstairs has a bright 2 (could be 3) bedroom suite. The detached shop is finished with permits, radiant heat and epoxy floors. Outdoors is perfect for entertaining with the firepit, greenhouse & composite decks with retractable power awning. All this including CITY WATER, loads of parking & conveniently located close to shopping, recreation & Meadowridge Private School.

SPECIFICATIONS

STYLE OF HOME: 2 STOREY W/ BASEMENT

YEAR BUILT: 1999

WATER SUPPLY: CITY/MUNICIPAL

FEATURES: A/C, TREED YARD



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*PERSONAL REAL ESTATE CORPORATION. **INDEPENDENTLY OWNED AND OPERATED.



Presented by:

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RAMIREZ REAL ESTATE

Active
R2972303

Board: V
House with Acreage

12171 270 STREET

Maple Ridge
Northeast
V2W 1X4

Residential Detached

\$2,249,900 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,249,900
Meas. Type: Feet	Bedrooms: 8	Approx. Year Built: 1999
Frontage(feet): 130.00	Bathrooms: 4	Age: 26
Frontage(metres): 39.62	Full Baths: 4	Zoning: RS-2
Depth / Size:	Half Baths: 0	Gross Taxes: \$8,367.82
Lot Area (sq.ft.): 50,094.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 1.15	P.I.D.: 003-686-892	Tax Inc. Utilities?:
Flood Plain:		Tour: Virtual Tour URL
View: Yes : Mountain & Valley Views		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Water		
Sewer Type: Septic	Water Supply: City/Municipal	

Style of Home: **2 Storey w/Bsmt., Reverse 2 Storey w/Bsmt**
Construction: **Frame - Wood**
Exterior: **Vinyl, Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water: **No**
R.I. Plumbing:

Total Parking: **10** Covered Parking: **4** Parking Access: **Front**
Parking: **Garage; Double**
Driveway Finish: **Gravel**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes** Land Lease Expiry Year:
Fixtures Leased: **No**
Fixtures Rmvd: **Yes : "Moe's" sign on detached shop & hoist.**
Floor Finish: **Hardwood, Laminate, Tile, Carpet**

Legal: **LOT 39, PLAN NWP65913, SECTION 19, TOWNSHIP 15, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN BCP17138, & EXC BCP50219**

Amenities: **Air Cond./Central, In Suite Laundry**

Site Influences: **Private Setting, Private Yard, Recreation Nearby, Treed**

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

Finished Floor (Main):	1,254	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,301	Main	Living Room	15'7 x 23'	Bsmt	Dining Room	8'0 x 10'0	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	9'2 x 16'2	Bsmt	Bedroom	15'1 x 11'4	Main 3
Finished Floor (Below):	0	Main	Dining Room	12'5 x 16'2	Bsmt	Bedroom	14'2 x 9'6	Above 5
Finished Floor (Basement):	1,193	Main	Foyer	14'3 x 25'6	Bsmt	Bedroom	9'6 x 9'6	Above 4
Finished Floor (Total):	3,748sq. ft.	Main	Bedroom	14'11 x 10'3	Bsmt	Storage	10'7 x 19'7	Below 3
Unfinished Floor:	0	Main	Mud Room	6'3 x 11'2			x	
Grand Total:	3,748sq. ft.	Above	Primary Bedroom	14'5 x 10'3			x	
		Above	Bedroom	10'4 x 12'5			x	
		Above	Bedroom	9'10 x 11'2			x	
		Above	Bedroom	9'11 x 10'8			x	
		Above	Flex Room	0' x 0'			x	
Suite:		Bsmt	Living Room	11'9 x 14'8			x	
Basement: Full, Fully Finished		Bsmt	Kitchen	11'2 x 7'2			x	

Crawl/Bsmt. Height: # of Levels: **3**
of Kitchens: **2** # of Rooms: **18**

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

Listing Broker(s): **Royal LePage Elite West**

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