



RAMIREZ REAL ESTATE

WELL CARED FOR HOME IN WEST MAPLE RIDGE

20467 115A AVENUE | MAPLE RIDGE | V2X 9Z4



3 BEDROOMS

3 BATHROOMS

1,870 SQ FT

CUL-DE-SAC / PRIVATE YARD

DESCRIPTION

Meticulously cared for home in West Maple Ridge on a quiet cul-de-sac located close to schools, amenities, shopping, transit and Golden Ears & Pitt River Bridges for easy commuting. On the main floor there is a formal living room with vaulted ceilings and large dining room perfect for hosting dinner parties. The updated & bright kitchen is connected to the cozy family room with gas fireplace and easy access to the fully fenced backyard with manicured gardens and deck area ideal for BBQing. The 3 spacious bedrooms upstairs include an ensuite bathroom & walk-in closet in the primary (bedroom). Book your private viewing today.

SPECIFICATIONS

STYLE OF HOME: 2 STOREY

YEAR BUILT: 1988

WATER SUPPLY: CITY/MUNICIPAL

FEATURES: SCHOOLS & RECREATION NEARBY



KW ELITE REALTY
KELLER WILLIAMS

JULIE RAMIREZ | PREC* | 778.385.3875 | INFO@RAMIREZREALESTATE.CA

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Presented by:
Julie Ramirez PREC*
 Keller Williams Elite Realty
 Phone: 778-385-3875
<http://www.bchomes4sale.ca>
info@ramirezrealestate.ca



Active
R2762659
 Board: V
 House/Single Family

20467 115A AVENUE
 Maple Ridge
 Southwest Maple Ridge
 V2X 9Z4

Residential Detached
\$1,099,900 (LP)
 (SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,099,900
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1988
Frontage(feet): 0.00	Bathrooms: 3	Age: 35
Frontage(metres): 0.00	Full Baths: 2	Zoning: R-1
Depth / Size:	Half Baths: 1	Gross Taxes: \$5,147.03
Lot Area (sq.ft.): 4,040.00	Rear Yard Exp:	For Tax Year: 2022
Lot Area (acres): 0.09	P.I.D.: 008-300-712	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Storm Sewer	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Vinyl, Wood**
 Foundation: **Concrete Perimeter**

Renovations: **Partly**
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**
 Parking: **Garage; Single**
 Driveway Finish: **Concrete**
 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: :
 Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Legal: **LOT 4, PLAN NWP75528, DISTRICT LOT 279, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden, In Suite Laundry**

Site Influences: **Central Location, Cul-de-Sac, Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Vaulted Ceiling**

Finished Floor (Main):	992	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	878	Main	Living Room	15'11 x 11'11			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'2 x 11'11			x	Main 2
Finished Floor (Below):	0	Main	Kitchen	12'0 x 10'0			x	Above 3
Finished Floor (Basement):	0	Main	Eating Area	11'0 x 6'9			x	Above 4
Finished Floor (Total):	1,870sq. ft.	Main	Family Room	14'0 x 13'4			x	
Unfinished Floor:	0	Main	Foyer	10'2 x 7'0			x	
Grand Total:	1,870sq. ft.	Above	Primary Bedroom	13'11 x 11'11			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Walk-In Closet	8'0 x 6'0			x	
		Above	Bedroom	11'11 x 10'0			x	
		Above	Bedroom	10'2 x 10'0			x	
Suite: None				x			x	
Basement: Crawl				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 10	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Keller Williams Elite Realty**

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