



RAMIREZ REAL ESTATE

CHARMING MAPLE RIDGE HOME WITH SPACIOUS LOT, DETACHED SHOP & PRIME LOCATION!

21185 MCCALLUM COURT | MAPLE RIDGE | V4R 2L9



3 BEDROOMS

3 BATHROOMS

2,089 SQ FT

CENTRAL LOCATION/CUL-DE-SAC

DESCRIPTION

Charming Northwest Maple Ridge family home on a large corner lot with a 16' x 22' detached shop—perfect for car enthusiasts or hobbyists, complete with power and insulation. Inside, enjoy formal living & dining rooms, a cozy family room off the kitchen, and a bonus flex room with a wet bar. Ample storage includes a crawl space, attached double garage, and powered garden shed. Plenty of RV/boat parking, dog run, green house and a prime location near shopping, recreation, parks, and walking distance to Laityview Elementary (French Immersion) and two secondary schools. Don't miss out on this sought-after neighborhood.

SPECIFICATIONS

STYLE OF HOME:	3 LEVEL SPLIT
YEAR BUILT:	1979
WATER SUPPLY:	CITY/MUNICIPAL
FEATURES:	PRIVATE YARD



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



Presented by:

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Active
R2975430
Board: V
House/Single Family

21185 MCCALLUM COURT

Maple Ridge
Northwest Maple Ridge
V4R 2L9

Residential Detached

\$1,389,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,389,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1979
Frontage(feet): 0.00	Bathrooms: 3	Age: 46
Frontage(metres):	Full Baths: 3	Zoning: RS-1
Depth / Size:	Half Baths: 0	Gross Taxes: \$6,023.33
Lot Area (sq.ft.): 7,205.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.17	P.I.D.: 005-431-930	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: Yes: Golden Ears Mountains		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double, RV Parking Avail.**
Driveway Finish:
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: **No**
Floor Finish: **Concrete, Vinyl/Linoleum**

Legal: **LOT 287, PLAN NWP56039, DISTRICT LOT 243, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry, Storage, Workshop Detached**

Site Influences: **Central Location, Cul-de-Sac, Private Yard, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener**

Finished Floor (Main):	571	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	638	Main	Living Room	12'11 x 18'			x	Floor
Finished Floor (AbvMain2):	0	Main	Dining Room	10'4 x 8'8			x	#Pcs
Finished Floor (Below):	884	Main	Kitchen	14'1 x 9'11			x	Main
Finished Floor (Basement):	0	Below	Family Room	13'5 x 21'3			x	Above
Finished Floor (Total):	2,093 sq. ft.	Below	Recreation Room	12'4 x 10'			x	Above
Unfinished Floor:	0	Above	Primary Bedroom	12'7 x 13'2			x	3
Grand Total:	2,093 sq. ft.	Above	Bedroom	10'2 x 9'9			x	3
		Above	Bedroom	10' x 9'9			x	4
		Main	Solarium	25' x 10'			x	
							x	
							x	
							x	
							x	

Suite: **None**
Basement: **Crawl**

Crawl/Bsmt. Height: # of Levels: **3**
of Kitchens: **1** # of Rooms: **9**

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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21185 MCCALLUM CRT, MAPLE RIDGE

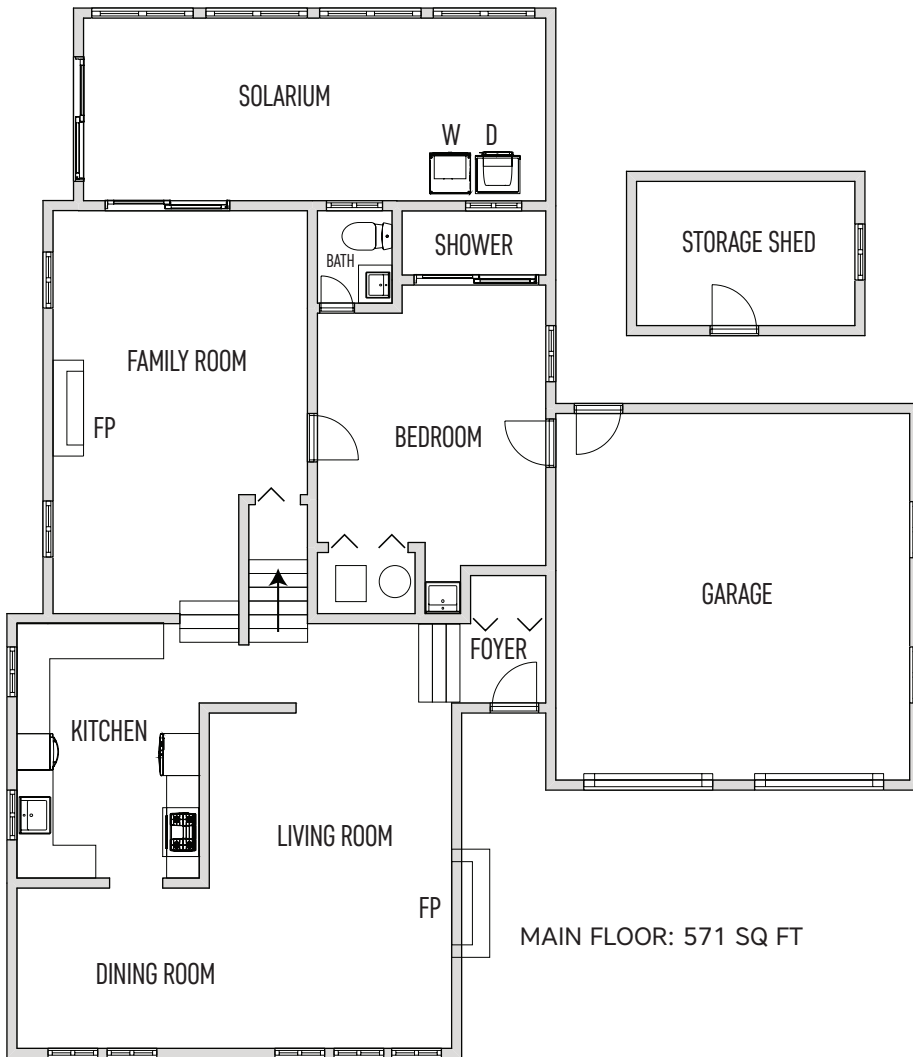
TOTAL FINISHED: 2,093 SQ FT

EXTRA SPACE

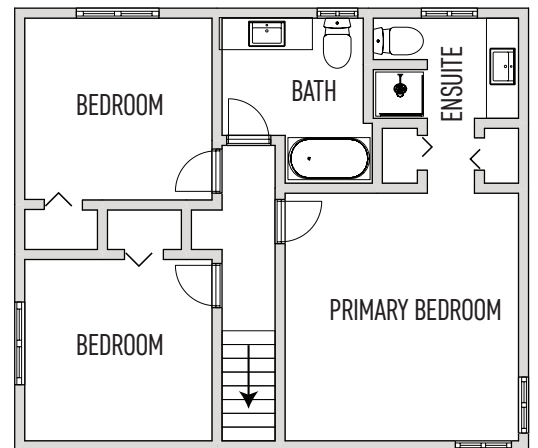
GARAGE: 389 SQ FT

STORAGE SHED: 106 SQ FT

LOWER FLOOR: 884 SQ FT



MAIN FLOOR: 571 SQ FT



UPPER FLOOR: 638 SQ FT

