



Presented by:  
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**Active** Residential Detached  
**R2502768** **\$888,000** (LP)  
 Board: V (SP)   
 House/Single Family **23938 115 AVENUE**  
 Maple Ridge  
 Cottonwood MR  
 V2W 1X2



Sold Date: Frontage (feet): **0.00** Original Price: **\$888,000**  
 Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1999**  
 Depth / Size: Bathrooms: **3** Age: **21**  
 Lot Area (sq.ft.): **6,027.00** Full Baths: **3** Zoning: **RES**  
 Flood Plain: Half Baths: **0** Gross Taxes: **\$5,234.20**  
 Rear Yard Exp: For Tax Year: **2020**  
 Council Apprv?: Tax Inc. Utilities?:  
 If new, GST/HST inc?: P.I.D.: **024-332-828**  
 Tour:  
 View: :  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas, Storm Sewer, Water**  
 Sewer Type: **City/Municipal**

Style of Home: <b>Basement Entry</b> Construction: <b>Frame - Wood</b> Exterior: <b>Brick, Vinyl, Wood</b> Foundation: <b>Concrete Perimeter</b> Rain Screen: Renovations: # of Fireplaces: <b>2</b> Fireplace Fuel: <b>Natural Gas</b> Water Supply: <b>City/Municipal</b> Fuel/Heating: <b>Forced Air</b> Outdoor Area: <b>Balcny(s) Patio(s) Dck(s)</b> Type of Roof: <b>Asphalt</b>	Total Parking: <b>6</b> Covered Parking: <b>3</b> Parking Access: <b>Front</b> Parking: <b>Garage; Triple</b> Dist. to Public Transit: Title to Land: <b>Freehold NonStrata</b> Dist. to School Bus: Property Disc.: <b>No</b> PAD Rental: Fixtures Leased: <b>No</b> : Fixtures Rmvd: <b>No</b> : Floor Finish: <b>Vinyl/Linoleum, Wall/Wall/Mixed</b>
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Legal: **LOT 4, PLAN LMP40276, SECTION 16, TOWNSHIP 12, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Wheelchair Access**

Site Influences: **Cul-de-Sac, Private Yard**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'2 x 12'11	Bsmt	Living Room	15'0 x 12'0			x
Main	Kitchen	17'10 x 13'5	Bsmt	Nook	6' x 5'6			x
Main	Dining Room	10'5 x 10'3	Bsmt	Bedroom	15'2 x 10'10			x
Main	Family Room	14'5 x 12'4	Bsmt	Bedroom	12'7 x 9'0			x
Main	Master Bedroom	18'3 x 15'2	Bsmt	Foyer	10'3 x 8'3			x
Main	Bedroom	11'9 x 10'5			x			x
Main	Bedroom	10'5 x 9'9			x			x
Bsmt	Bedroom	10'11 x 8'7			x			x
Bsmt	Laundry	9'6 x 7'1			x			x
Bsmt	Kitchen	14'7 x 8'0			x			x

Finished Floor (Main): <b>1,722</b> Finished Floor (Above): <b>0</b> Finished Floor (Below): <b>0</b> Finished Floor (Basement): <b>1,375</b> Finished Floor (Total): <b>3,097 sq. ft.</b>	# of Rooms: <b>15</b> # of Kitchens: <b>2</b> # of Levels: <b>2</b> Suite: <b>Unauthorized Suite</b> Crawl/Bsmt. Height: <b>8'</b> Beds in Basement: <b>3</b> Beds not in Basement: <b>3</b> Basement: <b>Full</b>	Bath 1 <b>Main</b> <b>4</b> <b>Yes</b> 2 <b>Main</b> <b>4</b> <b>No</b> 3 <b>Bsmt</b> <b>4</b> <b>No</b> 4 5 6 7 8	# of Pieces Ensuite? Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Grg Dr Ht:
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Listing Broker(s): **Keller Williams Elite Realty**

**Fantastic family home located on a quiet cul-de-sac. This 6 bedroom, 3 bathroom home has plenty of room for the entire family including a self contained in-laws suite in the basement. Upstairs you will find open concept kitchen/family room, formal living room & dining room and 3 spacious bedrooms including the master bedroom with ensuite & walk-in closet. The backyard could be a gardener's paradise with plenty of mature trees/plants. The triple car garage offers plenty of storage & room for all the toys. All this located close to transit, all levels of school and prestigious Meadowridge School. Book your private showing - Masks & Gloves required for all viewings.**