



**RAMIREZ** REAL ESTATE

# METICULOUSLY CARED-FOR HOME WITH POOL

24716 122A AVENUE | MAPLE RIDGE | V4R 2B7



**3 BEDROOMS**

**3 BATHROOMS**

**2,664 SQ FT**

**LARGE, PRIVATE YARD / POOL**

## DESCRIPTION

Expansive 11,259-square-foot lot, almost a quarter acre, hosts a meticulously cared-for home. The main floor features a luxurious primary bedroom with a fully renovated spa-like ensuite and a walk-in closet. Perfect for hosting, the residence is an entertainer's delight, showcasing vaulted ceilings in the formal living room and dining room, and an open-concept kitchen/family room with seamless access to the fully fenced yard and a splendid 36x22 foot in-ground pool. The private resort-style backyard, adorned with mature landscaping, offers ample space for children and pets to play, creating an idyllic retreat.

## SPECIFICATIONS

STYLE OF HOME:	TWO STOREY
YEAR BUILT:	1995
WATER SUPPLY:	CITY/MUNICIPAL
FEATURES:	POOL, CLOSE TO SCHOOLS

**KW ELITE REALTY**  
KELLER WILLIAMS

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**RAMIREZREALESTATE.CA**

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Presented by:  
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**Active**  
**R2845222**  
Board: V  
House/Single Family

**24716 122A AVENUE**

Maple Ridge  
Websters Corners  
V4R 2B7

Residential Detached

**\$1,349,900** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,349,900</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>1995</b>
Frontage(feet): <b>0.00</b>	Bathrooms: <b>3</b>	Age: <b>29</b>
Frontage(metres):	Full Baths: <b>3</b>	Zoning: <b>RS-1</b>
Depth / Size:	Half Baths: <b>0</b>	Gross Taxes: <b>\$6,286.15</b>
Lot Area (sq.ft.): <b>11,259.00</b>	Rear Yard Exp:	For Tax Year: <b>2022</b>
Lot Area (acres): <b>0.26</b>	P.I.D.: <b>017-984-505</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:		Tour: <b>Virtual Tour URL</b>
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **2 Storey, Rancher/Bungalow w/Loft**  
Construction: **Frame - Wood**  
Exterior: **Stucco**  
Foundation: **Concrete Perimeter**

Renovations:  
# 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: **7** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double**  
Driveway Finish: **Concrete**  
Dist. to Public Transit: **2 Blocks** Dist. to School Bus: **2 Blocks**  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
Property Disc.: **Yes**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Laminate, Tile, Carpet**

Legal: **LOT 14, PLAN LMP7010, SECTION 22, TOWNSHIP 12, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central, Pool; Outdoor**

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

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

Finished Floor (Main):	2,037	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	627	Main	Living Room	16'1 x 15'9	Above	Walk-In Closet	5'6 x 4'11	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13'9 x 8'8			x	Main 5
Finished Floor (Below):	0	Main	Kitchen	11'7 x 13'10			x	Main 3
Finished Floor (Basement):	0	Main	Eating Area	9'0 x 10'10			x	Above 4
Finished Floor (Total):	2,664 sq. ft.	Main	Family Room	21'4 x 17'5			x	
Unfinished Floor:	0	Main	Primary Bedroom	15'0 x 16'9			x	
Grand Total:	2,664 sq. ft.	Main	Walk-In Closet	8'3 x 6'5			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	10'5 x 11'11			x	
Suite: <b>None</b>		Main	Foyer	12'4 x 12'9			x	
Basement: <b>Crawl</b>		Main	Laundry	8'10 x 7'6			x	
		Main	Workshop	8'1 x 16'6			x	
		Above	Bedroom	13'9 x 10'5			x	
		Above	Flex Room	14'4 x 17'8			x	

Crawl/Bsmt. Height: # of Levels: **2**  
# of Kitchens: **1** # of Rooms: **14**

Manuf Type:  
MHR#:  
ByLaw Restrictions:

Registered in MHR?:  
CSA/BCE:

PAD Rental:  
Maint. Fee:

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

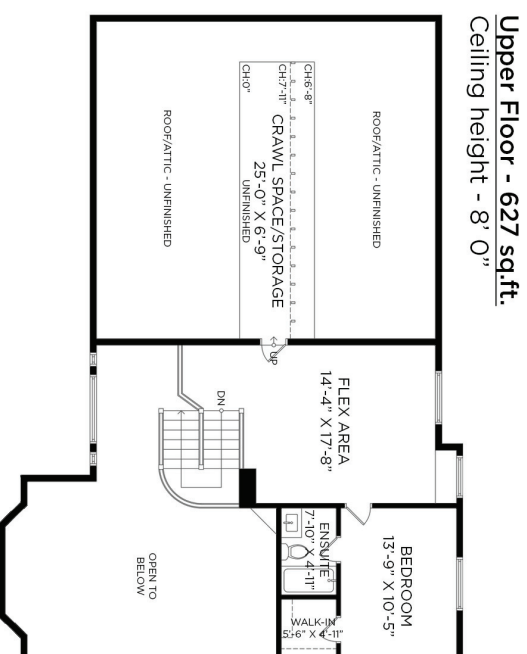
**Almost a quarter acre - 11,259 square foot lot. This home has been lovingly maintained and boasts a PRIMARY BEDROOM ON THE MAIN FLOOR with fully renovated spa-like ensuite & walk-in closet. This home is an ENTERTAINER'S DREAM with vaulted ceilings in the formal living room & dining room and open concept kitchen/family room with excellent connection to the fully fenced yard & pool. The private resort style backyard with 36x22 foot IN-GROUND POOL has mature landscaping, plenty of area for the kids/pets to play & much more. Book your private showing today.**



3 bedrooms + flex area + 3 bathrooms

Ceiling height - 8' 0" to 16' 11"

Utilities: 101 sq.ft.



Ceiling height - 8' 0"

ROOF/ATTIC - UNFINISHED

FLEX AREA  
14'-4" X 17'-8"

BEDROOM  
13'-9" X 10'-5"

7'-10" X 4'-11"

CH. 7.7-11" CRAWL SPACE/STORAGE

25'-0" X 6'-9"  
UNFINISHED  
CH:O"

UNFINISHED

ROOF/ATTIC - UNFINISHED

below