



RAMIREZ REAL ESTATE

SPACIOUS 5-BEDROOM HOME WITH MODERN UPGRADES & BACKYARD BLISS

25006 120B AVENUE | MAPLE RIDGE | V4R 2B1



5 BEDROOMS

3 BATHROOMS

2,126 SQ FT

PRIVATE YARD/CUL DE SAC

DESCRIPTION

Tucked away in a peaceful cul-de-sac, this beautiful 5 bedroom home is ready for you! Perfect for families, with schools just blocks away and nature trails nearby for adventure. Enjoy ample space with both a living room and a family room. Recent upgrades include a serviced furnace (2024), new hallway and stair carpets, and newer appliances. Step into your private backyard oasis, where you have plenty of room for kids, pets and outdoor entertaining. Cozy up by the stunning new electric fireplace or the warm gas one. Don't miss out!

SPECIFICATIONS

STYLE OF HOME:	2 STOREY
YEAR BUILT:	1991
WATER SUPPLY:	CITY/MUNICIPAL
FEATURES:	PRIVATE SETTING



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RAMIREZREALESTATE.CA

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



Presented by:

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Active
R2981109
Board: V
House/Single Family

25006 120B AVENUE
Maple Ridge
Websters Corners
V4R 2B1

Residential Detached
\$1,199,999 (LP)
(SP) **M**



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,199,999
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1991
Frontage(feet): 0.00	Bathrooms: 3	Age: 34
Frontage(metres):	Full Baths: 3	Zoning: RS-1
Depth / Size:	Half Baths: 0	Gross Taxes: \$6,140.65
Lot Area (sq.ft.): 7,254.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.17	P.I.D.: 015-914-852	Tax Inc. Utilities?:
Flood Plain:	Tour:	
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

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

Total Parking: **8** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double, RV Parking Avail.**
Driveway Finish: **Asphalt**
Dist. to Public Transit:
Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Laminate, Wall/Wall/Mixed**

Legal: **LOT 7, PLAN NWP85056, SECTION 23, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Green House, In Suite Laundry**

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

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Vacuum - Built In**

Finished Floor (Main):	1,270	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	856	Main	Living Room	11'1 x 17'1			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'11 x 11'4			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	10'0 x 12'9			x	Above 4
Finished Floor (Basement):	0	Main	Eating Area	8'8 x 11'4			x	Above 4
Finished Floor (Total):	2,126 sq. ft.	Main	Bedroom	8'6 x 8'6			x	
Unfinished Floor:	0	Above	Primary Bedroom	13'3 x 13'8			x	
Grand Total:	2,126 sq. ft.	Above	Bedroom	8'11 x 11'0			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	11'3 x 8'9			x	
		Above	Bedroom	11'3 x 8'11			x	
							x	
							x	
							x	
							x	

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

Crawl/Bsmt. Height: **3'** # of Levels: **2**
of Kitchens: **1** # of Rooms: **9**

Manuf Type:
MHR#:
ByLaw Restrictions:

Registered in MHR?:
CSA/BCE:

PAD Rental:
Maint. Fee:

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

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UPPER FLOOR: 873 SQ FT

MAIN FLOOR: 1,236 SQ FT

TOTAL LIVING AREA: 2,109 SQ FT + GARAGE: 395 SQ FT

MAIN FLOOR



UPPER FLOOR

