



**RAMIREZ** REAL ESTATE

# STUNNING GATED ESTATE ON 5 ACRES – LUXURY, PRIVACY & ENDLESS POSSIBILITIES!

10040 ROLLEY CRESCENT | MAPLE RIDGE | V2W 1J9



**4 BEDROOMS**

**4 BATHROOMS**

**4,046 SQ FT**

**PRIVATE SETTING/GATED**

## DESCRIPTION

A stunning private gated estate on 5 flat acres with over 600 feet of frontage! This custom-built home boasts an open-concept design with soaring 20-foot cedar ceilings, a striking stone feature wall, and real hardwood floors. The beautifully renovated kitchen and bathrooms feature quality finishes, while extensive updates include a newer roof, generator, hot water on demand, refinished stucco, and replaced septic, well pump, and drainage. Enjoy ample parking for boats and RVs, a spacious double garage with a breezeway, and beautifully landscaped outdoor space perfect for kids, pets, and entertaining. A must-see!

## SPECIFICATIONS

STYLE OF HOME:	2 STOREY W/BSMT
YEAR BUILT:	1981
WATER SUPPLY:	WELL - DRILLED
FEATURES:	RURAL SETTING

**ROYAL LEPAGE**  
ELITE West

**JULIE RAMIREZ** | PREC\* | 778.385.3875 | [INFO@RAMIREZREALESTATE.CA](mailto:INFO@RAMIREZREALESTATE.CA)

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





Presented by:  
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**Active**  
**R2976958**  
Board: V  
House with Acreage

**10040 ROLLEY CRESCENT**

Maple Ridge  
Thornhill MR  
V2W 1J9

Residential Detached  
**\$2,788,000** (LP)  
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$2,788,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>1981</b>
Frontage(feet): <b>0.00</b>	Bathrooms: <b>4</b>	Age: <b>44</b>
Frontage(metres):	Full Baths: <b>3</b>	Zoning: <b>RES</b>
Depth / Size:	Half Baths: <b>1</b>	Gross Taxes: <b>\$7,429.03</b>
Lot Area (sq.ft.): <b>0.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>5.00</b>	P.I.D.: <b>006-003-672</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, Water</b>		
Sewer Type: <b>Septic</b>	Water Supply: <b>Well - Drilled</b>	

Style of Home: **2 Storey w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Stucco**  
Foundation: **Concrete Perimeter**

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

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double, RV Parking Avail.**  
Driveway Finish: **Asphalt, Paving Stone**  
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: **Tile, Carpet**

Legal: **LOT 22, PLAN NWP45852, SECTION 6, TOWNSHIP 15, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences: **Gated Complex, Private Setting, Private Yard, Rural Setting**

Features: **Clothes Dryer, Clothes Washer, Dishwasher, Drapes/Window Coverings, Microwave, Oven - Built In, Range Top, Security System, Vaulted Ceiling**

Finished Floor (Main):	2,253	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,416	Main	Living Room	16' x 19'4	Above	Bedroom	17'7 x 13'	Floor #Pcs
Finished Floor (AbvMain2):	377	Main	Dining Room	20'1 x 12'6	Bsmt	Recreation Room	16'3 x 27'3	Main 2
Finished Floor (Below):	0	Main	Kitchen	17'8 x 12'6	Bsmt	Den	7'3 x 11'5	Above 5
Finished Floor (Basement):	0	Main	Family Room	17'7 x 15'8	Bsmt	Storage	10'5 x 11'4	Above 3
Finished Floor (Total):	4,046 sq. ft.	Main	Office	12'7 x 18'6	Abv Main 2	Flex Room	11'11 x 19'6	Above 4
Unfinished Floor:	0	Main	Foyer	12'2 x 8'1	Abv Main 2	Storage	11'11 x 5'3	
Grand Total:	4,046 sq. ft.	Main	Laundry	16' x 11'10			x	
		Main	Solarium	18'11 x 8'7			x	
		Main	Porch (enclosed)	21'11 x 5'11			x	
		Above	Primary Bedroom	15'4 x 12'8			x	
		Above	Walk-In Closet	5'2 x 11'			x	
		Above	Bedroom	12'1 x 12'1			x	
		Above	Bedroom	12'7 x 15'2			x	

Crawl/Bsmt. Height: **8'** # of Levels: **3**  
# of Kitchens: **1** # of Rooms: **19**

Manuf Type:  
MHR#:  
ByLaw Restrictions:

Registered in MHR?:  
CSA/BCE:

PAD Rental:  
Maint. Fee:

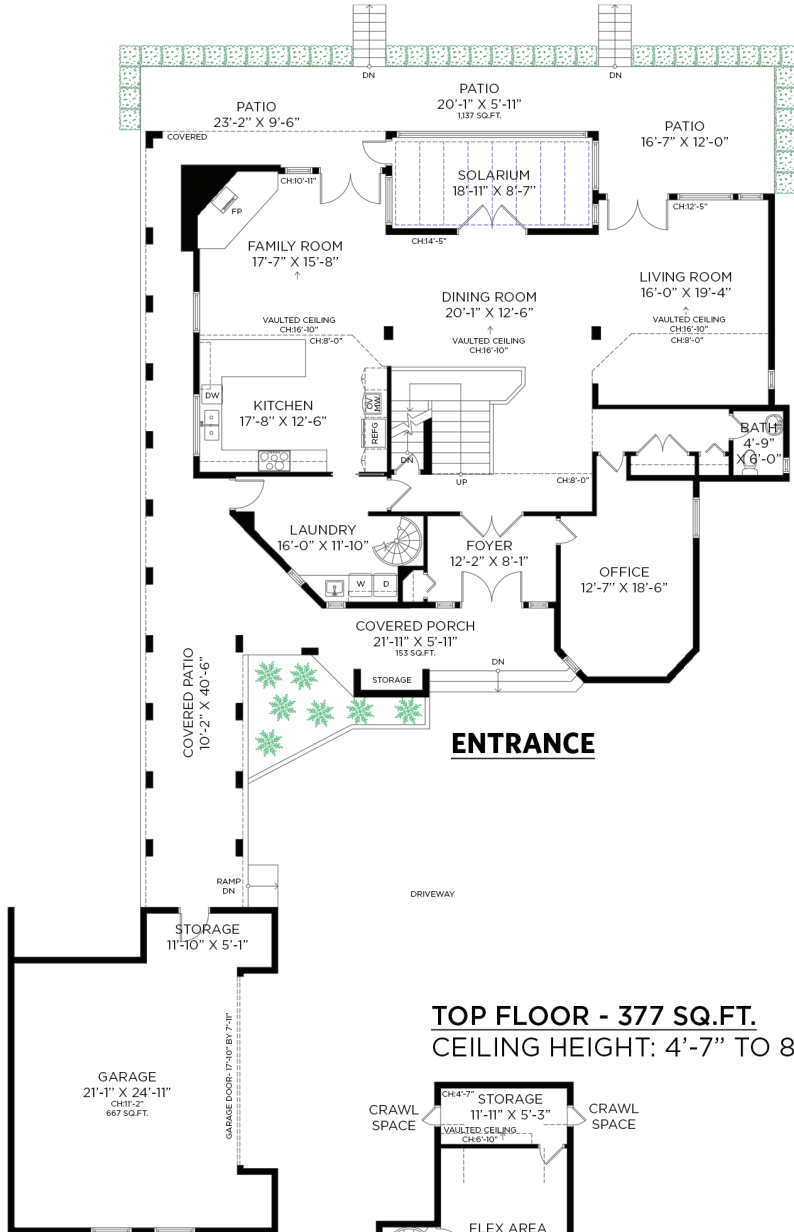
Listing Broker(s): **Royal LePage Elite West**

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## MAIN FLOOR - 2,253 SQ.FT.

CEILING HEIGHT: 8'-0" TO 16'-10"

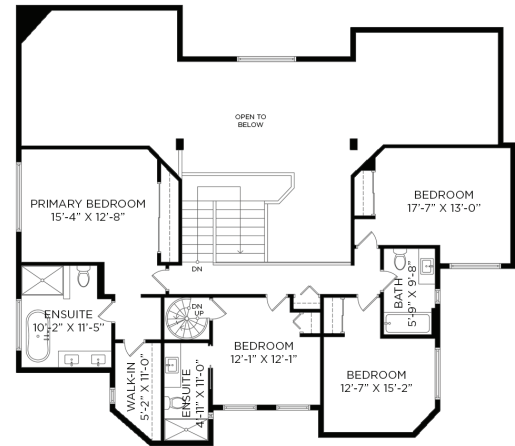


LOWER FLOOR: 854 SQ.FT.  
MAIN FLOOR: 2,253 SQ.FT.  
UPPER FLOOR: 1,416 SQ.FT.  
TOP FLOOR: 377 SQ.FT.  
TOTAL INTERIOR: 4,900 SQ.FT.

GARAGE: 667 SQ.FT.  
EXTERIOR LIVING: 1,295 SQ.FT.

## UPPER FLOOR - 1,416 SQ.FT.

CEILING HEIGHT: 8'-0"



## LOWER FLOOR - 854 SQ.FT.

CEILING HEIGHT: 7'-8"

