



RAMIREZ REAL ESTATE

# IMMACULATE HOME ON A QUIET CUL-DE-SAC

11888 237 STREET | MAPLE RIDGE | V4R 2C8

**\$968,000**



**6 BEDROOMS**

**3 BATHROOMS**

**3,273 SQ. FT.**

**CUL-DE-SAC & GREENBELT**

## DESCRIPTION

There is plenty of room for the entire family in this immaculate 6 bedroom home - located on a quiet cut-de-sac & greenbelt. This home has been meticulously cared for and has plenty updates including newer kitchen with solid maple cabinets & laminate flooring on the main floor. Newer furnace (2018), H/W tank (2018), roof & gutters (2019) & new vinyl deck (2020). Upstairs has 3 large bedrooms, formal living/dining room and kitchen with great connection to the family room & wrap-around deck perfect for BBQing & entertaining. The fully fenced yard backs green space and is ideal for pets & kids. The spacious daylight 2 bedroom suite in perfect for the in-laws (no stairs) with separate entry. At the front door you'll find a large foyer & den/bedroom (just needs closet). This home will impress.

## SPECIFICATIONS

STYLE OF HOME: RESIDENTIAL DETACHED

YEAR BUILT: 1995

WATER SUPPLY: CITY/MUNICIPAL

FEATURES: CENTRAL LOCATION



**KW ELITE REALTY**  
KELLER WILLIAMS

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

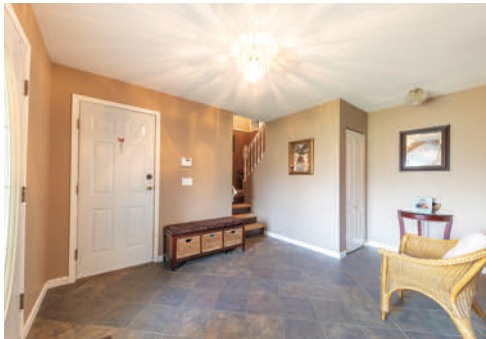
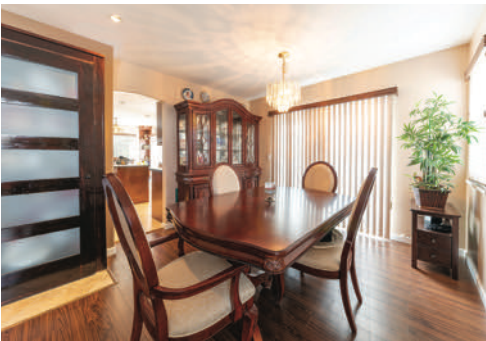
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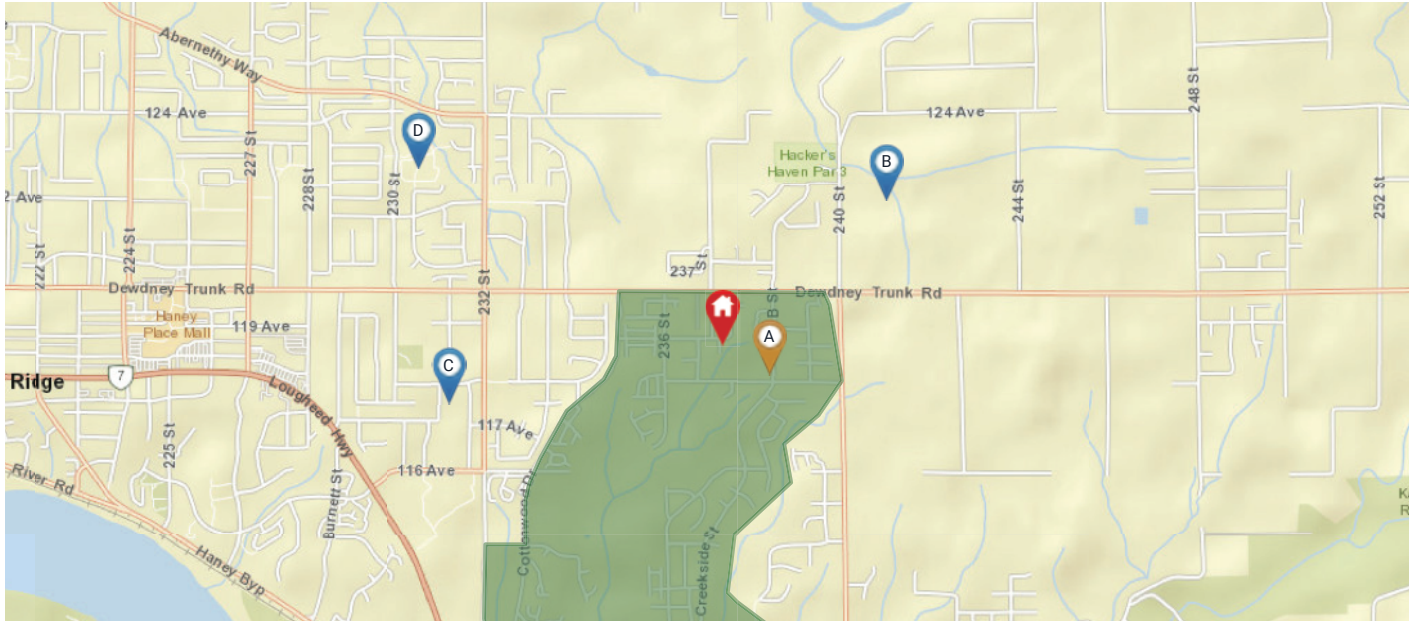
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## NEARBY ELEMENTARY SCHOOLS



**Legend:** Subject Property Catchment School Other Schools

Elementary School Catchment: **School Boundary for Alexander Robinson Elementary -**

School's Name	Grades Covered	2017-2018 Rating	5-year Average Rating	2017-2018 Rank	5-year Average Rank	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Alexander Robinson	K - 7	1.7	n/a	939/955	n/a	Maple Ridge		9 mins	0.7 km	2 mins	9 mins
B Meadowridge	K - 7	10	9.9	1/955	12/805	Maple Ridge	IB Program (PYP & MYP); Private Independent School	17 mins	1.4 km	4 mins	12 mins
C Golden Ears	K - 7	3	4.4	910/955	717/805	Maple Ridge	Late French Immersion	20 mins	1.6 km	4 mins	20 mins
D Harry Hooge	K - 7	n/a	n/a	n/a	n/a	Maple Ridge	StrongStart	26 mins	2.1 km	5 mins	16 mins
E Kanaka Creek	K - 7	5.3	6.1	633/955	385/805	Maple Ridge		32 mins	2.7 km	5 mins	14 mins
F Yennadon	K - 7	5.3	4.7	633/955	680/805	Maple Ridge		37 mins	3.1 km	5 mins	32 mins

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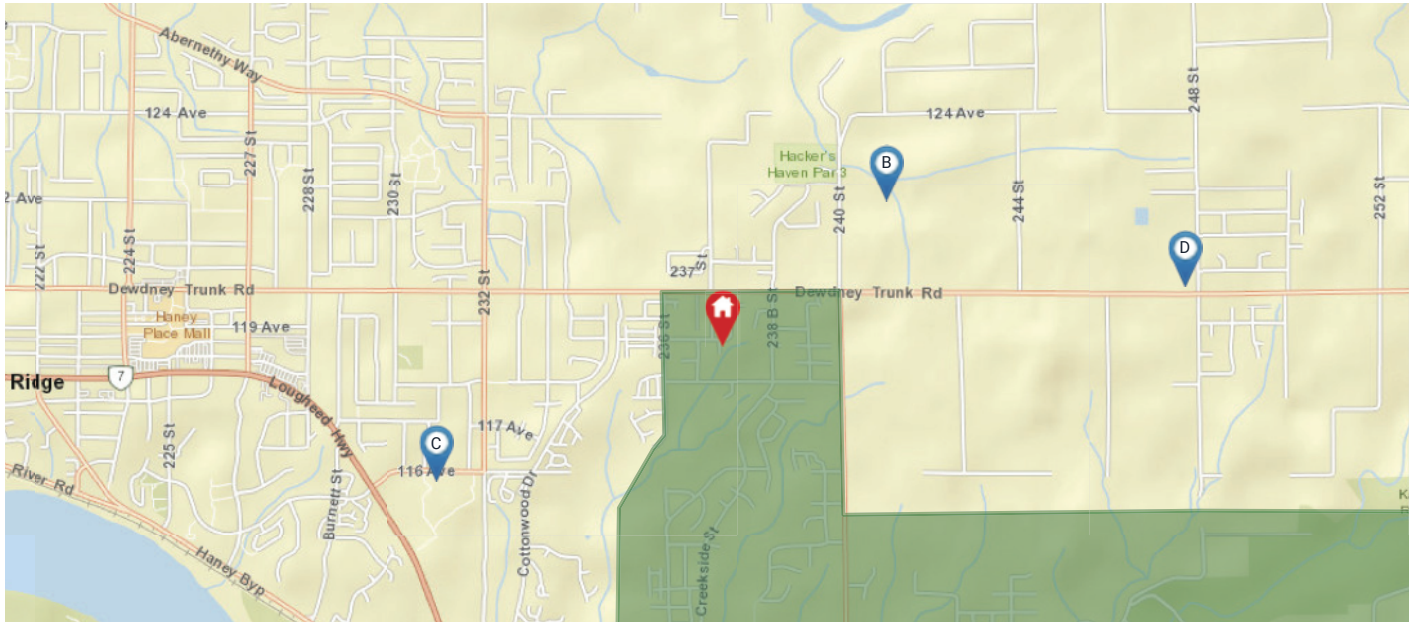
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## NEARBY SECONDARY SCHOOLS



**Legend:** Subject Property Catchment School Other Schools

Secondary School Catchment: **Samuel Robertson Technical** -

School's Name	Grades Covered	2017-2018 Rating	5-year Average Rating	2017-2018 Rank	5-year Average Rank	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Samuel Robertson Tech	8 - 12	5.3	4.3	169/253	217/246	Maple Ridge	Trades Apprenticeship Programs; Hairstyling/Cosmetology Academy	57 mins	4.6 km	8 mins	19 mins
B Meadowridge	8 - 12	10	9.9	1/955	12/805	Maple Ridge	IB Program (DP); Private Independent School	17 mins	1.4 km	4 mins	12 mins
C Thomas Haney	8 - 12	6.1	5.9	120/253	133/246	Maple Ridge	AP Program; Equestrian Academy	21 mins	1.7 km	4 mins	21 mins
D Garibaldi	8 - 12	4.4	3.6	210/253	235/246	Maple Ridge	IB Program (DP); Interdisciplinary Arts Academy	30 mins	2.4 km	4 mins	9 mins
E Maple Ridge	8 - 12	7.1	6.2	57/253	112/246	Maple Ridge	French Immersion; AP Program; Digital Arts Academy	56 mins	4.5 km	9 mins	24 mins
F Westview	8 - 12	5.4	5.3	617/955	563/805	Maple Ridge	AP Program; Soccer Academy	1 hour 14 mins	6.1 km	11 mins	27 mins

KWELITE REALTY  
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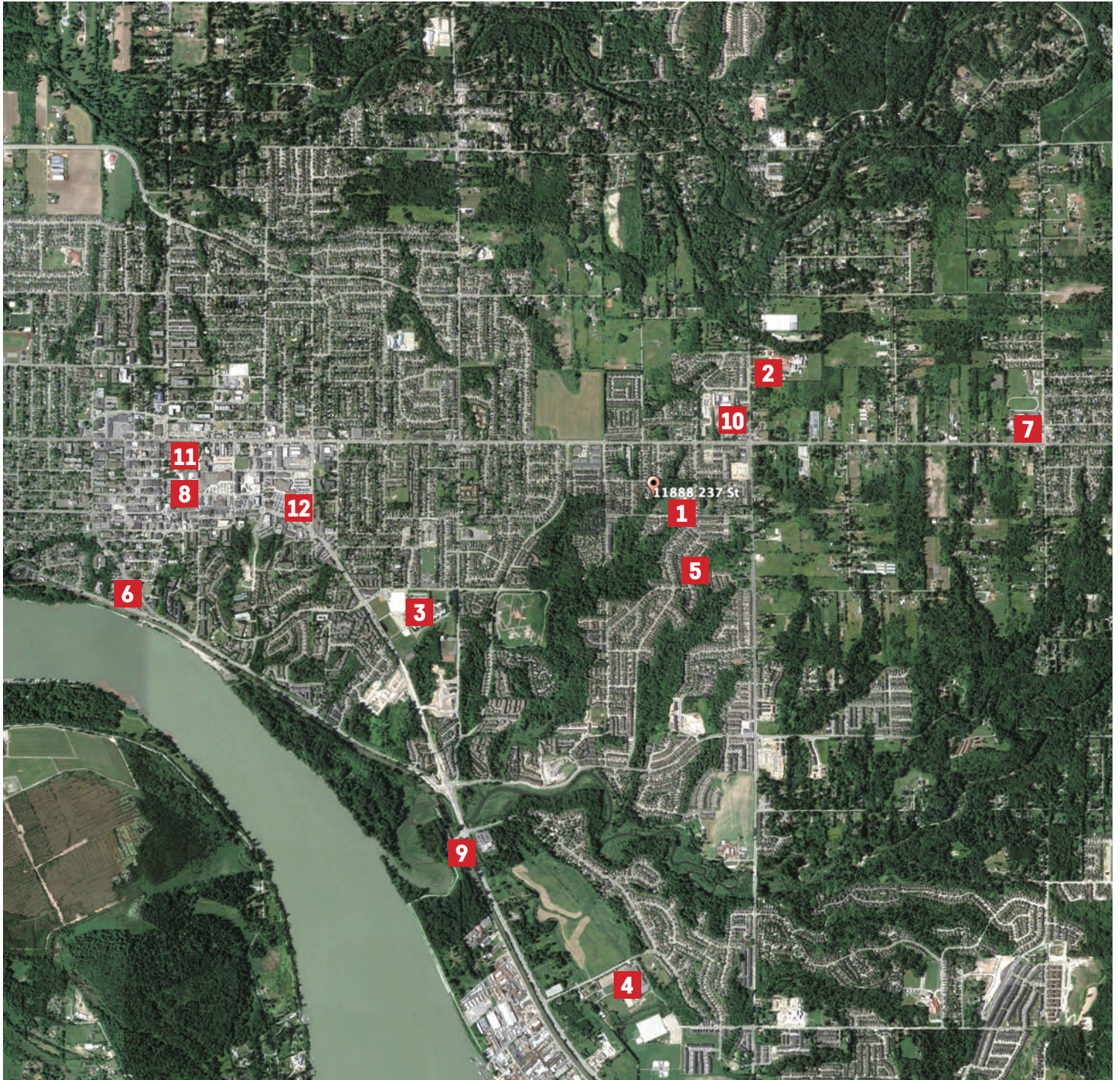
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- |  |                               |                              |                                      |
|--|-------------------------------|------------------------------|--------------------------------------|
| <b>1</b> Alexander Robinson Elementary | <b>4</b> Planet Ice           | <b>7</b> Garibaldi Secondary | <b>10</b> Save-On-Foods              |
| <b>2</b> Meadowridge School            | <b>5</b> Horseshoe Creek Park | <b>8</b> Walmart             | <b>11</b> Maple Ridge Leisure Centre |
| <b>3</b> Thomas Haney                  | <b>6</b> West Coast Express   | <b>9</b> Kanaka Creek Park   | <b>12</b> Valley Fair Mall           |

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Presented by:  
**Julie Ramirez PREC\***

Keller Williams Elite Realty  
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**Active**  
**R2448067**

Board: V  
House/Single Family

**11888 237 STREET**

Maple Ridge  
Cottonwood MR  
V4R 2C8

Residential Detached

**\$968,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$968,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>6</b>	Approx. Year Built: <b>1995</b>
Depth / Size:	Bathrooms:	<b>3</b>	Age: <b>25</b>
Lot Area (sq.ft.): <b>6,200.00</b>	Full Baths:	<b>3</b>	Zoning: <b>SFD</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$5,876.99</b>
Rear Yard Exp:			For Tax Year: <b>2019</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>018-502-261</b>
			Tour: <b>Virtual Tour URL</b>

View: **Yes: Golden Ears Mountain**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Storm Sewer, Water**

Sewer Type: **City/Municipal**

Style of Home: **Basement Entry**  
Construction: **Frame - Wood**  
Exterior: **Brick, Vinyl, Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **2**  
Fireplace Fuel: **Natural Gas**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
R.I. Plumbing:  
R.I. Fireplaces:

Metered Water:

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double**  
Dist. to Public Transit: **1 Block** Dist. to School Bus: **2 Blocks**  
Title to Land: **Freehold NonStrata**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Legal: **LOT 6, PLAN LMP12777, SECTION 16, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Cul-de-Sac, Greenbelt, Private Yard, Shopping Nearby**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'2" x 12'	Bsmt	Living Room	12'10" x 12'2"			x
Main	Dining Room	11' x 9'4"	Bsmt	Bedroom	10'6" x 10'			x
Main	Kitchen	12'4" x 12'	Bsmt	Bedroom	13' x 10'8"			x
Main	Eating Area	9'2" x 8'	Bsmt	Laundry	7'6" x 6'6"			x
Main	Family Room	14' x 12'4"	Bsmt	Bedroom	12'2" x 9'2"			x
Main	Master Bedroom	13'6" x 13'			x			x
Main	Bedroom	10'2" x 9'8"			x			x
Main	Bedroom	11'2" x 9'6"			x			x
Bsmt	Foyer	10'6" x 9'8"			x			x
Bsmt	Kitchen	12' x 10'			x			x

Finished Floor (Main): **1,774**  
Finished Floor (Above): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **1,499**  
Finished Floor (Total): **3,273 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **3,273 sq. ft.**

# of Rooms: **15**  
# of Kitchens: **2**  
# of Levels: **2**  
Suite: **Unauthorized Suite**  
Crawl/Bsmt. Height:  
Beds in Basement: **3** Beds not in Basement: **3**  
Basement: **Fully Finished**

Bath	Floor	# of Pieces	Ensuite?
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			

Outbuildings  
Barn:  
Workshop/Shed:  
Pool:  
Garage Sz:  
Grg Dr Ht:

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

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