



RAMIREZ REAL ESTATE

RANCHER CLOSE TO SHOPPING & TRANSIT!

11940 238B STREET | MAPLE RIDGE | V4R 1W3



3 BEDROOMS

2 BATHROOMS

1,267 SQ. FT.

CLOSE TO SHOPPING & SCHOOLS

DESCRIPTION

This 3 bedroom home is centrally located close to shopping, transit, amenities and all levels of school. Features include central A/C, laminate flooring, 2 car garage, RV parking with gate access for vehicle into the back of the property and garden shed. All Poly B piping has been replaced.

SPECIFICATIONS

STYLE OF HOME: RANCHER/BUNGALOW

YEAR BUILT: 1989

WATER SUPPLY: CITY/MUNICIPAL

FEATURES: TRANSIT & SHOPPING



KW ELITE REALTY
KELLER WILLIAMS

JULIE RAMIREZ | PREC* | 778.385.3875 | INFO@RAMIREZREALESTATE.CA

RAMIREZREALESTATE.CA

*PERSONAL REAL ESTATE CORPORATION © EACH KELLER WILLIAMS OFFICE IS INDEPENDENTLY OWNED AND OPERATED.



Presented by:
Julie Ramirez PREC*

Keller Williams Elite Realty
Phone: 778-385-3875
http://www.bchomes4sale.ca
info@ramirezrealestate.ca



Active
R2553763
Board: V
House/Single Family

11940 238B STREET

Maple Ridge
Cottonwood MR
V4R 1W3

Residential Detached

\$839,000 (LP)

(SP)



Sold Date:	Frontage (feet):	49.20	Original Price: \$839,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1989
Depth / Size: 124.9	Bathrooms:	2	Age: 32
Lot Area (sq.ft.): 6,145.00	Full Baths:	2	Zoning: RES
Flood Plain:	Half Baths:	0	Gross Taxes: \$4,254.36
Rear Yard Exp:			For Tax Year: 2020
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 009-361-782
			Tour: Virtual Tour URL

View: :
Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Storm Sewer, Water**
Sewer Type: **City/Municipal**

Style of Home: **Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Stone, Vinyl, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air**
Outdoor Area: **Fenced Yard, Patio(s) & Deck(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, RV Parking Avail.**

Dist. to Public Transit: **1/2 Block** Dist. to School Bus: **1 Block**
Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **Yes: Orange dining room fixture**
Floor Finish: **Laminate, Vinyl/Linoleum, Wall/Wall/Mixed**

Legal: **LOT 6, PLAN NWP76536, SECTION 16, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central, In Suite Laundry, Storage**

Site Influences: **Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Freezer**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	14'11 x 9'2			x			x
Main	Dining Room	11'5 x 10'5			x			x
Main	Living Room	12'2 x 12'6			x			x
Main	Master Bedroom	14'8 x 12'			x			x
Main	Bedroom	11'7 x 9'2			x			x
Main	Bedroom	11'7 x 9'2			x			x
Main	Solarium	14'6 x 9'8			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,267	# of Rooms: 7	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	3	Yes	Barn:
Finished Floor (Below):	0	# of Levels: 1	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite: None	3				Pool:
Finished Floor (Total):	1,267 sq. ft.	Crawl/Bsmt. Height: 3'	4				Garage Sz:
		Beds in Basement: 0 Beds not in Basement: 3	5				Grg Dr Ht:
Unfinished Floor:	0	Basement: Crawl	6				
Grand Total:	1,267 sq. ft.		7				
			8				

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

This 3 bedroom home is centrally located close to shopping, transit, amenities and all levels of school. Features include central A/C, laminate flooring, 2 car garage, RV parking with gate access for vehicle into the back of the property and garden shed. All poly b piping has been replaced. Showings by appointment only starting Saturday March 27th and Sunday March 28th. Book your private viewing today. Masks required.