



**RAMIREZ** REAL ESTATE

# SPACIOUS & VERSATILE HOME PERFECT FOR MULTI-GENERATIONAL LIVING!

12171 270 STREET | MAPLE RIDGE | V2W 1X4



**8 BEDROOMS**

**4 BATHROOMS**

**3,748 SQ FT**

**LARGE PRIVATE YARD**

## DESCRIPTION

LOADS OF ROOM FOR THE MULTI-GENERATIONAL FAMILY + 24' X 30' DETACHED SHOP for the car enthusiast or hobbyist. This updated home boasts 8 bedrooms, a large open concept Great Room with fully renovated kitchen (including premium finishes) & STUNNING VIEWS. Downstairs has a bright 2 (could be 3) bedroom suite. The detached shop is finished with permits, radiant heat and epoxy floors. Outdoors is perfect for entertaining with the firepit, greenhouse & composite decks with retractable power awning. All this including CITY WATER, loads of parking & conveniently located close to shopping, recreation & Meadowridge Private School.

## SPECIFICATIONS

STYLE OF HOME: 2 STOREY W/ BASEMENT

YEAR BUILT: 1999

WATER SUPPLY: CITY/MUNICIPAL

FEATURES: A/C, TREED YARD



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**RAMIREZREALESTATE.CA**



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



Presented by:  
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**Active**  
**R2998797**

Board: V  
House with Acreage

**12171 270 STREET**

Maple Ridge  
Northeast  
V2W 1X4

Residential Detached

**\$2,199,900** (LP)   
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$2,199,900**  
Meas. Type: **Feet** Bedrooms: **8** Approx. Year Built: **1999**  
Frontage(feet): **130.00** Bathrooms: **4** Age: **26**  
Frontage(metres): **39.62** Full Baths: **4** Zoning: **RS-2**  
Depth / Size: Half Baths: **0** Gross Taxes: **\$8,367.82**  
Lot Area (sq.ft.): **50,094.00** Rear Yard Exp: For Tax Year: **2024**  
Lot Area (acres): **1.15** P.I.D.: **003-686-892** Tax Inc. Utilities?:  
Flood Plain: Tour: **Virtual Tour URL**  
View: **Yes : Mountain & Valley Views**  
Complex/Subdiv:  
First Nation Reserve:  
Services Connected: **Electricity, Natural Gas, Water**  
Sewer Type: **Septic** Water Supply: **City/Municipal**

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

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

Reno. Year:  
Rain Screen:  
Metered Water: **No**  
R.I. Plumbing:

Total Parking: **10** Covered Parking: **4** Parking Access: **Front**  
Parking: **Garage; Double**  
Driveway Finish: **Gravel**  
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: **Yes : "Moe's" sign on detached shop & hoist.**  
Floor Finish: **Hardwood, Laminate, Tile, Carpet**

Legal: **LOT 39, PLAN NWP65913, SECTION 19, TOWNSHIP 15, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN BCP17138, & EXC BCP50219**

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

Site Influences: **Private Setting, Private Yard, Recreation Nearby, Treed**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Finished Floor (Main):	1,254	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,301	Main	Living Room	15'7 x 23'	Bsmt	Dining Room	8'0 x 10'0	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	9'2 x 16'2	Bsmt	Bedroom	15'1 x 11'4	Main	3
Finished Floor (Below):	0	Main	Dining Room	12'5 x 16'2	Bsmt	Bedroom	14'2 x 9'6	Above	5
Finished Floor (Basement):	1,193	Main	Foyer	14'3 x 25'6	Bsmt	Bedroom	9'6 x 9'6	Above	4
Finished Floor (Total):	3,748sq. ft.	Main	Bedroom	14'11 x 10'3	Bsmt	Storage	10'7 x 19'7	Below	3
Unfinished Floor:	0	Main	Mud Room	6'3 x 11'2			x		
Grand Total:	3,748sq. ft.	Above	Primary Bedroom	14'5 x 10'3			x		
		Above	Bedroom	10'4 x 12'5			x		
		Above	Bedroom	9'10 x 11'2			x		
		Above	Bedroom	9'11 x 10'8			x		
		Above	Flex Room	0' x 0'			x		
Suite:		Bsmt	Living Room	11'9 x 14'8			x		
Basement:Full, Fully Finished		Bsmt	Kitchen	11'2 x 7'2			x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 2	# of Rooms: 18	MHR#:		CSA/BCE:		Maint. Fee:			
		ByLaw Restrictions:							

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

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