



RAMIREZ REAL ESTATE

SPACIOUS HOME WITH SELF CONTAINED SUITE!

12256 AURORA STREET | MAPLE RIDGE | V2X 0R2



6 BEDROOMS

3 BATHROOMS

2,492 SQ FT

CUL-DE-SAC, GREAT LOCATION

DESCRIPTION

This spacious 6 bedroom, 3 bath home has plenty of room for the family including a self contained suite with separate entry. Features include real hardwood floors on main, newer railing, custom blinds throughout, fully renovated kitchen with crisp white cabinets, quartz counter tops & stainless steel appliances with excellent connection to the family room & deck for BBQing. The formal dining and living room boast vaulted ceilings and gas fireplace. The fully fenced backyard has lots of space for kids/pets to play & a storage shed. The bedroom off the entry could be used for upstairs or to create a 3 bedroom basement suite. Located close to shopping, transit, recreation & Abernethy Way for easy commuting. Loads of parking, 2 car garage, walking distance to all levels of school & more.

SPECIFICATIONS

STYLE OF HOME: BASEMENT ENTRY

YEAR BUILT: 1990

WATER SUPPLY: CITY/MUNICIPAL

FEATURES: CUL-DE-SAC, SHOPPING NEARBY



KW ELITE REALTY
KELLER WILLIAMS

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

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Presented by:
Julie Ramirez PREC*
 Keller Williams Elite Realty
 Phone: 778-385-3875
<http://www.bchomes4sale.ca>
info@ramirezrealestate.ca



Active
R2720753
 Board: V
 House/Single Family

12256 AURORA STREET

Maple Ridge
 East Central
 V2X 0R2

Residential Detached

\$1,199,900 (LP)
 (SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,199,900
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 1990
Frontage(feet): 0.00	Bathrooms: 3	Age: 32
Frontage(metres): 0.00	Full Baths: 3	Zoning: RS-1B
Depth / Size:	Half Baths: 0	Gross Taxes: \$5,148.43
Lot Area (sq.ft.): 6,037.00	Rear Yard Exp:	For Tax Year: 2021
Lot Area (acres): 0.14	P.I.D.: 014-768-593	Tax Inc. Utilities?: No
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: **Basement Entry**
 Construction: **Frame - Wood**
 Exterior: **Brick, Vinyl, Wood**
 Foundation: **Concrete Perimeter**

Renovations: **Partly**
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas**
 Fuel/Heating: **Radiant**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
 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: **Concrete**
 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: **Hardwood, Laminate, Wall/Wall/Mixed, Carpet**

Legal: **LOT 15, PLAN NWP82616, SECTION 21, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Cul-de-Sac, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Storage Shed, Vaulted Ceiling**

Finished Floor (Main):	1,390	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	15'0 x 16'6			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'6 x 11'6			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	12'0 x 9'6			x	Main 3
Finished Floor (Basement):	1,102	Main	Family Room	15'0 x 15'6			x	Bsmt 4
Finished Floor (Total):	2,492sq. ft.	Main	Master Bedroom	13'0 x 12'0			x	
Unfinished Floor:	0	Main	Bedroom	11'6 x 10'6			x	
Grand Total:	2,492sq. ft.	Main	Bedroom	10'0 x 10'0			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Foyer	6'0 x 4'6			x	
Suite: Unauthorized Suite Basement: Full		Bsmt	Bedroom	11'0 x 9'0			x	
		Bsmt	Kitchen	12'0 x 10'0			x	
		Bsmt	Living Room	16'2 x 14'3			x	
		Bsmt	Bedroom	13'0 x 10'3			x	
		Bsmt	Bedroom	13'1 x 10'1			x	
Crawl/Bsmt. Height: 8'	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 13	MHR#:	CSA/BCE:	Maint. Fee:				
ByLaw Restrictions:								

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

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