



RAMIREZ REAL ESTATE

# SPRAWLING RANCHER ON A LARGE LOT

12297 216 STREET | MAPLE RIDGE | V2X 5K1

**\$829,000**



**3 BEDROOMS**

**2 BATHROOMS**

**1,698 SQ. FT.**

**LOT AREA 11,502 SQ. FT.**

## DESCRIPTION

OVER A QUARTER ACRE LOT (11,502 square feet) on the West side of Maple Ridge. This sprawling rancher has loads of character including original hardwood floors, concrete counter tops, custom cabinetry, vaulted ceilings in the family room, private deck off the master bedroom (ideal for a hot tub) and much more. The outdoor space has something for everyone including plenty of space to garden or for kids & pets to play, a deck to BBQ & entertain/relax, and a detached shop/garage (18x24' with 220V) plus additional parking for RV & all the toys. Located close to all levels of school (including french immersion), shopping, transit and much more.

## SPECIFICATIONS

STYLE OF HOME: RESIDENTIAL DETACHED

YEAR BUILT: 1987

WATER SUPPLY: CITY/MUNICIPAL

FEATURES: PRIVATE YARD



**KW ELITE REALTY**  
KELLER WILLIAMS

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

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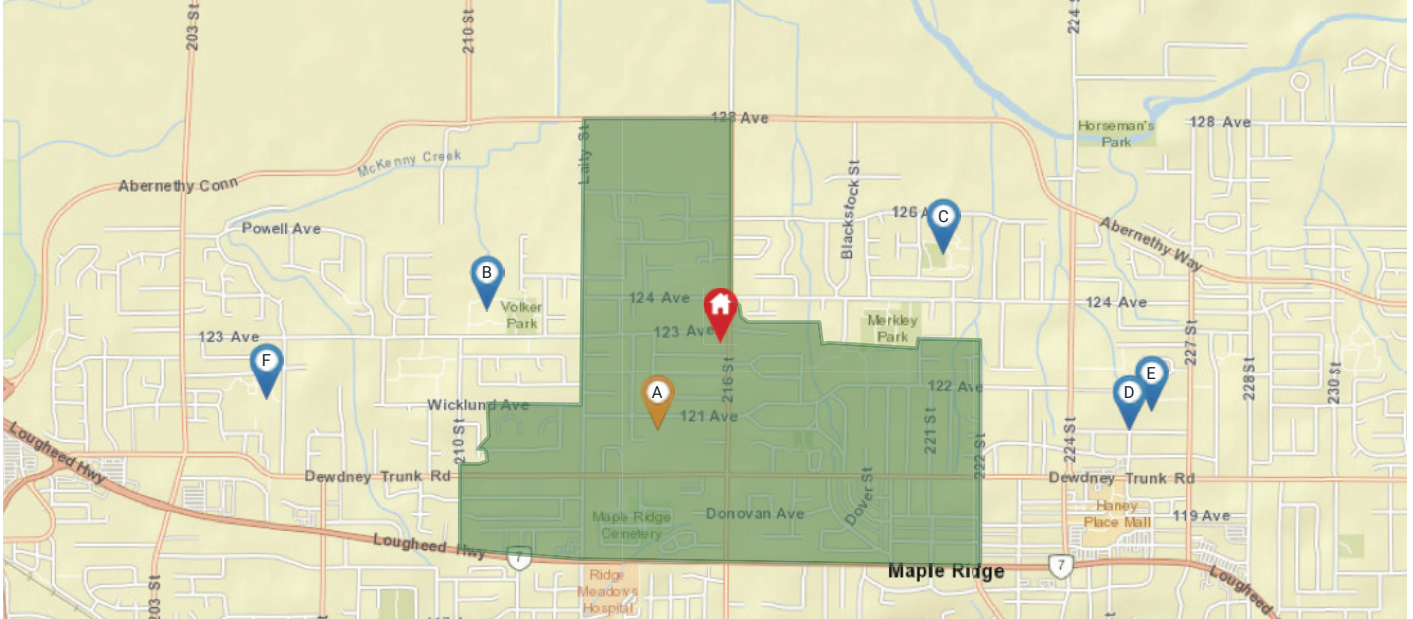
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## NEARBY ELEMENTARY SCHOOLS



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

Elementary School Catchment: **Glenwood 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 Glenwood	K - 7	3.1	n/a	900/955	n/a	Maple Ridge	StrongStart	8 mins	0.6 km	1 min	8 mins
B Laity View	K - 7	4.2	4.4	815/955	717/805	Maple Ridge	Early French Immersion	15 mins	1.2 km	2 mins	15 mins
C Alouette	K - 7	n/a	n/a	n/a	n/a	Maple Ridge		16 mins	1.3 km	3 mins	16 mins
D St Patrick's	K - 7	8	8.4	114/955	75/805	Maple Ridge	Catholic Independent School	28 mins	2.3 km	4 mins	18 mins
E Eric Langton	K - 7	n/a	n/a	n/a	n/a	Maple Ridge	Early French Immersion; StrongStart	35 mins	2.8 km	5 mins	23 mins
F Fairview	K - 7	4.4	n/a	789/955	n/a	Maple Ridge	Odyssey Program; StrongStart	29 mins	2.4 km	4 mins	18 mins

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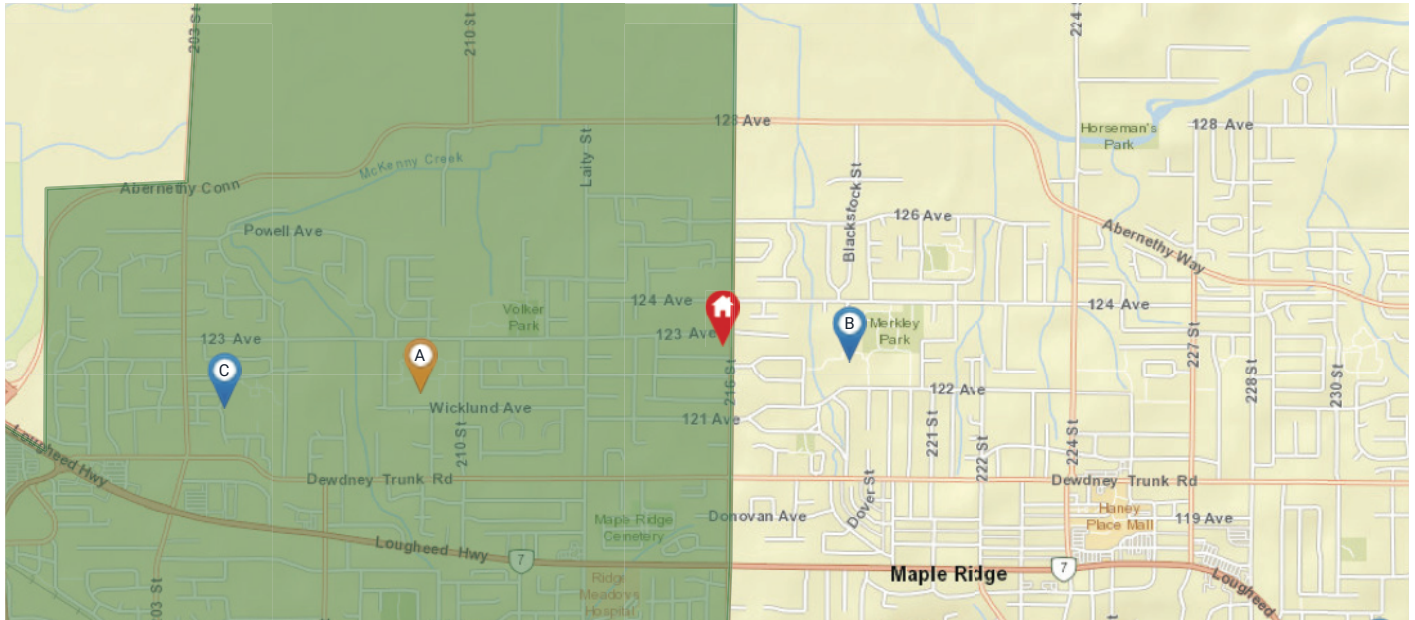
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## NEARBY SECONDARY SCHOOLS



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

Secondary School Catchment: **Westview Secondary** -

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 Westview	8 - 12	5.4	5.3	617/955	563/805	Maple Ridge	AP Program; Soccer Academy	21 mins	1.7 km	4 mins	17 mins
B Maple Ridge	8 - 12	7.1	6.2	57/253	112/246	Maple Ridge	French Immersion; AP Program; Digital Arts Academy	8 mins	0.7 km	2 mins	8 mins
C Maple Ridge Christian	8 - 12	8.9	8.6	59/955	66/805	Maple Ridge	Independent Christian School	32 mins	2.6 km	5 mins	16 mins
D Thomas Haney	8 - 12	6.1	5.9	120/253	133/246	Maple Ridge	AP Program; Equestrian Academy	51 mins	4.0 km	8 mins	31 mins
E Pitt Meadows	8 - 12	5.5	5.3	596/955	563/805	Pitt Meadows	French Immersion; AP Program; Hockey Academy	1 hour 11 mins	5.7 km	10 mins	27 mins
F Meadowridge	8 - 12	10	9.9	1/955	12/805	Maple Ridge	IB Program (DP); Private Independent School	1 hour 14 mins	5.8 km	12 mins	31 mins

KWELITE REALTY  
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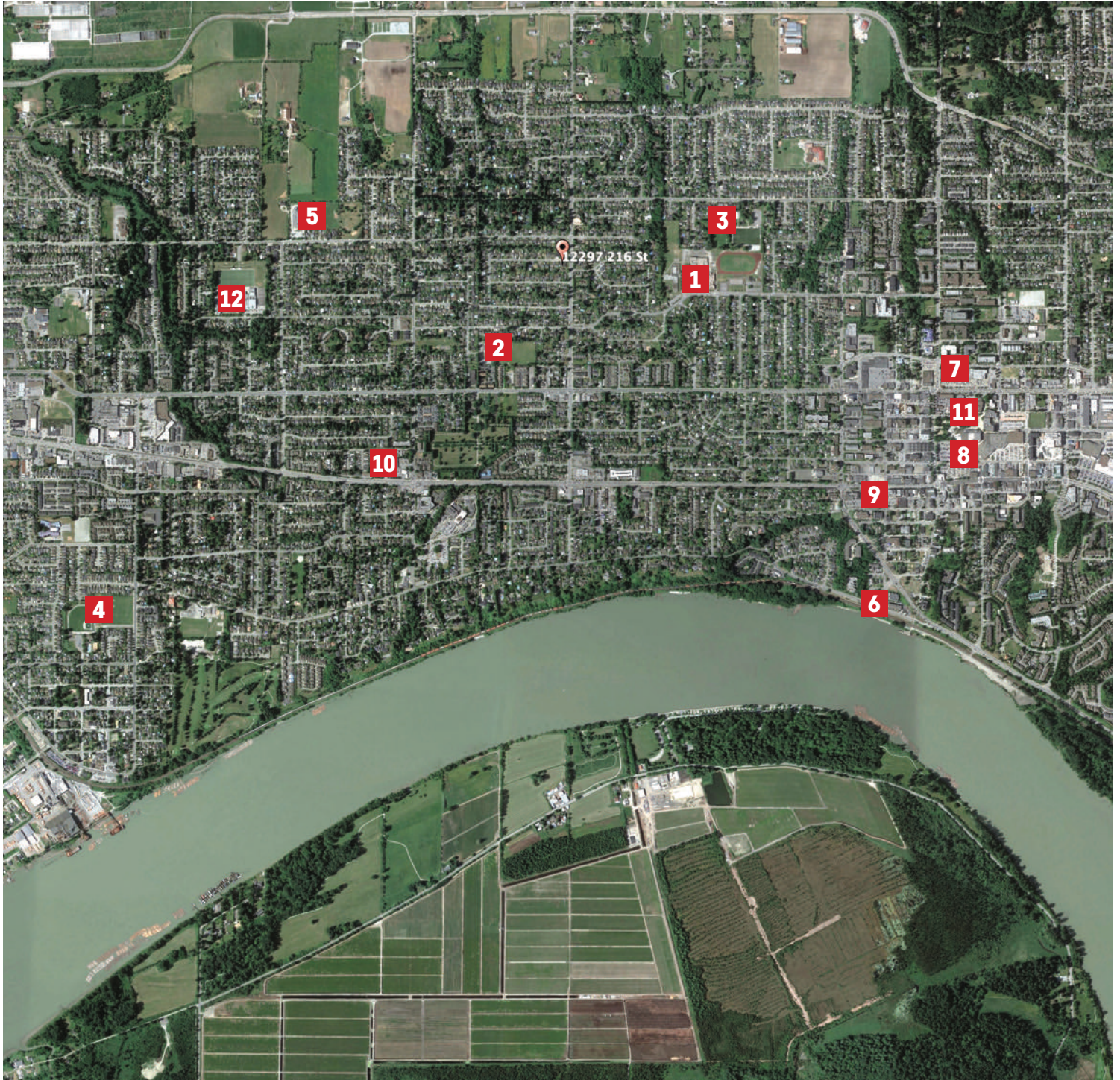
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- |                                |                                |                              |                                      |
|--------------------------------|--------------------------------|------------------------------|--------------------------------------|
| <b>1</b> Maple Ridge Secondary | <b>4</b> Hammond Stadium       | <b>7</b> Maple Ridge Square  | <b>10</b> RONA                       |
| <b>2</b> Glenwood Elementary   | <b>5</b> Laity View Elementary | <b>8</b> Walmart             | <b>11</b> Maple Ridge Leisure Centre |
| <b>3</b> Merkley Park          | <b>6</b> West Coast Express    | <b>9</b> Chamber Of Commerce | <b>12</b> Westview Secondary School  |

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Presented by:  
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**Active**  
**R2448234**  
 Board: V  
 House/Single Family

## 12297 216 STREET

Maple Ridge  
 West Central  
 V2X 5K1

Residential Detached

**\$829,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>74.00</b>	Original Price: <b>\$829,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1987</b>
Depth / Size: <b>155.4</b>	Bathrooms:	<b>2</b>	Age: <b>33</b>
Lot Area (sq.ft.): <b>11,502.00</b>	Full Baths:	<b>2</b>	Zoning: <b>RES</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$4,182.01</b>
Rear Yard Exp:			For Tax Year: <b>2019</b>
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: <b>008-672-563</b>
			Tour: <b>Virtual Tour URL</b>

View: :  
 Complex / Subdiv:

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

Style of Home: **Rancher/Bungalow**  
 Construction: **Frame - Wood**  
 Exterior: **Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations: **Addition**  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Wood**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard, Patio(s)**  
 Type of Roof: **Asphalt**

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

Metered Water:

Total Parking: **7** Covered Parking: **2** Parking Access:  
 Parking: **Garage; Double, RV Parking Avail.**

Dist. to Public Transit: Dist. to School Bus:  
 Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: :  
 Floor Finish: **Hardwood, Wall/Wall/Mixed**

Legal: **LOT 41, BLOCK 6, PLAN NWP20197, DISTRICT LOT 245, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry, Workshop Detached**

Site Influences: **Central Location, Private Yard, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'3" x 14'			x			x
Main	Dining Room	12'2" x 10'2"			x			x
Main	Kitchen	15' x 14'			x			x
Main	Family Room	22' x 12'6"			x			x
Main	Master Bedroom	15' x 14'6"			x			x
Main	Bedroom	13'6" x 9'6"			x			x
Main	Bedroom	10' x 9'6"			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>1,698</b>	# of Rooms: <b>7</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	# of Kitchens: <b>1</b>	1	<b>Main</b>	<b>4</b>	<b>Yes</b>	Barn:
Finished Floor (Below): <b>0</b>	# of Levels: <b>1</b>	2	<b>Main</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	Suite:	3				Pool:
Finished Floor (Total): <b>1,698 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
	Beds in Basement: <b>0</b> Beds not in Basement: <b>3</b>	5				Grg Dr Ht:
Unfinished Floor: <b>0</b>	Basement: <b>Partly Finished</b>	6				
Grand Total: <b>1,698 sq. ft.</b>		7				
		8				

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

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