



RAMIREZ REAL ESTATE

YOUR OWN PIECE OF PARADISE

12589 254 STREET | MAPLE RIDGE | V4R 1V4



3 BEDROOMS

1 BATHROOM

1,291 SQ FT

10 ACRE LOT

DESCRIPTION

YOUR OWN PIECE OF PARADISE - NEARLY 10 GORGEOUS ACRES priced below assessed value & on CITY WATER. The home is almost 1,300 square feet of one level living with loads of original character or plenty of space to build your dream home (with garden suite). The huge detached 40'x24' garage/shop is perfect for the car enthusiasts, hobbyist. All this located close to nature trails, schools and much more. You will not be disappointed.

SPECIFICATIONS

STYLE OF HOME:	RANCHER
YEAR BUILT:	1962
WATER SUPPLY:	CITY/MUNICIPAL
FEATURES:	RURAL, 10 ACRE LOT



KW ELITE REALTY
KELLER WILLIAMS

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Active
R2654502
 Board: V
 House/Single Family

12589 254 STREET
 Maple Ridge
 Websters Corners
 V4R 1V4

Residential Detached
\$1,999,999 (LP)
 (SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,999,999
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1962
Frontage(feet): 0.00	Bathrooms: 1	Age: 60
Frontage(metres):	Full Baths: 1	Zoning: RS3
Depth / Size:	Half Baths: 0	Gross Taxes: \$5,794.18
Lot Area (sq.ft.): 0.00	Rear Yard Exp:	For Tax Year: 2021
Lot Area (acres): 9.48	P.I.D.: 010-791-761	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
Services Connected: Electricity, Water		

Sewer Type: **Septic** Water Supply: **City/Municipal**

Style of Home: **Rancher/Bungalow**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Slab**

Renovations:
 # of Fireplaces: **2** R.I. Fireplaces:
 Fireplace Fuel: **Wood**
 Fuel/Heating: **Electric**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

Total Parking: **20** Covered Parking: **6** Parking Access: **Front**
 Parking: **Carport & Garage**
 Driveway Finish:
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Land Lease Expiry Year:
 Property Disc.: **No**
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Concrete, Vinyl/Linoleum, Wall/Wall/Mixed**

Legal: **LOT 5, PLAN NWP3029, SECTION 23, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences: **Greenbelt, Private Yard, Rural Setting**

Features: **Clothes Washer/Dryer, Drapes/Window Coverings, Refrigerator, Stove**

Finished Floor (Main):	1,291	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	15'9 x 15'5			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	11'6 x 9'0			x	Main 4
Finished Floor (Below):	0	Main	Dining Room	15'8 x 15'2			x	
Finished Floor (Basement):	0	Main	Mud Room	15'4 x 7'8			x	
Finished Floor (Total):	1,291sq. ft.	Main	Master Bedroom	11'8 x 10'5			x	
Unfinished Floor:	0	Main	Bedroom	11'4 x 9'3			x	
Grand Total:	1,291sq. ft.	Main	Bedroom	11'8 x 7'8			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
				x			x	
				x			x	
				x			x	
				x			x	
Suite: None								
Basement: None								
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 7	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

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