



RAMIREZ REAL ESTATE

RANCHER ON A LARGE LOT

21678 MOUNTAINVIEW CRESCENT | MAPLE RIDGE | V2X 3V1

\$799,900



3 BEDROOMS

2 BATHROOMS

1,507 SQ. FT.

12,131 SQ. FT. LOT

DESCRIPTION

OVER A QUARTER ACRE LOT (12,131 Sqft) on the West side of Maple Ridge. this sprawling rancher has been renovated and includes fresh paint, newer flooring, designer lighting, new bathrooms, refreshed kitchen with quartz counter tops & newer backsplash and much more.

The outdoor space is extremely private and has something for everyone including plenty of space for kids & pets to play, a covered desk to BBQ & entertain/relax, two sheds (one with power) plus two car garage, RV parking for all the toys.

SPECIFICATIONS

STYLE OF HOME: RANCHER

YEAR BUILT: 1977

WATER SUPPLY: CITY/MUNICIPAL

FEATURES: PRIVATE YARD/ CENTRAL LOCATION



KW ELITE REALTY
KELLER WILLIAMS

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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	6 mins	0.5 km	1 min	6 mins
B Alouette	K - 7	n/a	n/a	n/a	n/a	Maple Ridge		16 mins	1.4 km	4 mins	16 mins
C Laity View	K - 7	4.2	4.4	815/955	717/805	Maple Ridge	Early French Immersion	21 mins	1.7 km	3 mins	21 mins
D St Patrick's	K - 7	8	8.4	114/955	75/805	Maple Ridge	Catholic Independent School	24 mins	1.9 km	4 mins	16 mins
E Eric Langton	K - 7	n/a	n/a	n/a	n/a	Maple Ridge	Early French Immersion; StrongStart	30 mins	2.4 km	5 mins	22 mins
F Maple Ridge	K - 7	7.1	6.2	57/253	112/246	Maple Ridge	Early French Immersion	34 mins	2.8 km	5 mins	25 mins

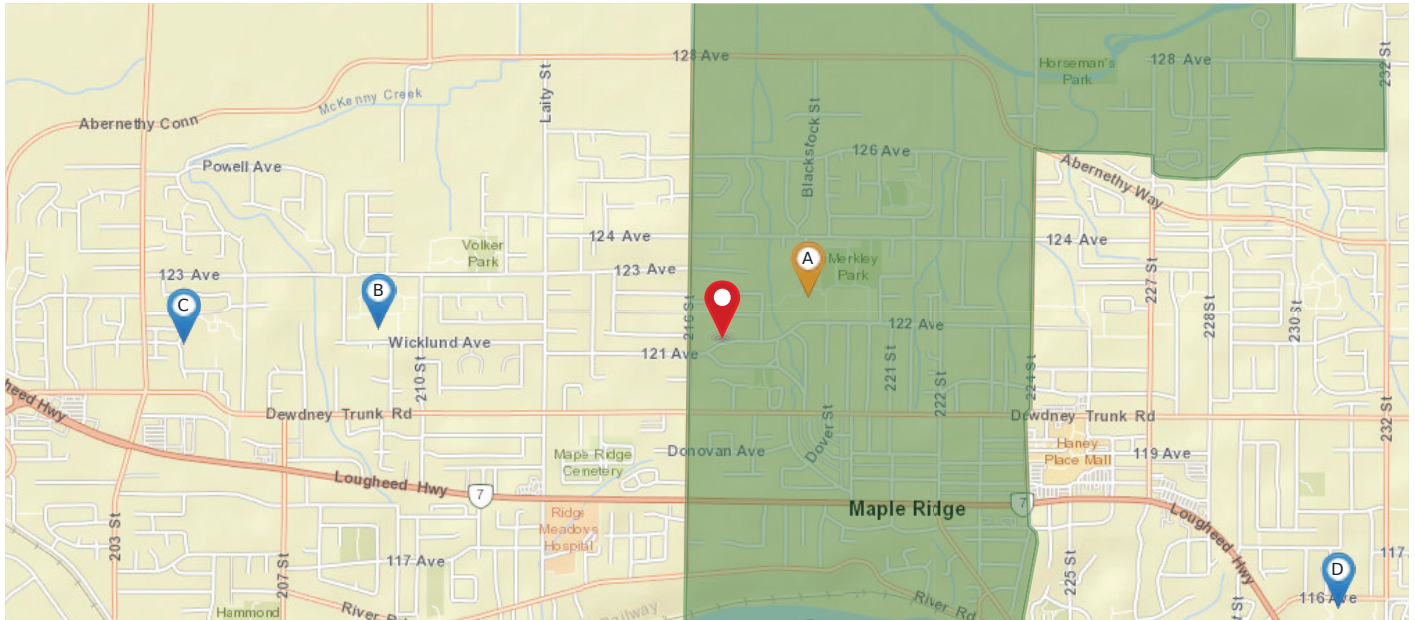


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NEARBY SECONDARY SCHOOLS



Legend: Subject Property Catchment School Other Schools

Secondary School Catchment: Maple Ridge 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 Maple Ridge	8 - 12	7.1	6.2	57/253	112/246	Maple Ridge	French Immersion; AP Program; Digital Arts Academy	7 mins	0.5 km	1 min	7 mins
B Westview	8 - 12	5.4	5.3	617/955	563/805	Maple Ridge	AP Program; Soccer Academy	19 mins	1.6 km	4 mins	19 mins
C Maple Ridge Christian	8 - 12	8.9	8.6	59/955	66/805	Maple Ridge	Independent Christian School	36 mins	3.0 km	5 mins	16 mins
D Thomas Haney	8 - 12	6.1	5.9	120/253	133/246	Maple Ridge	AP Program; Equestrian Academy	46 mins	3.7 km	8 mins	24 mins
E Pitt Meadows	8 - 12	5.5	5.3	596/955	563/805	Pitt Meadows	French Immersion; AP Program; Hockey Academy	1 hour 10 mins	5.6 km	10 mins	25 mins
F Meadowridge	8 - 12	10	9.9	1/955	12/805	Maple Ridge	IB Program (DP); Private Independent School	1 hour 9 mins	5.4 km	12 mins	27 mins

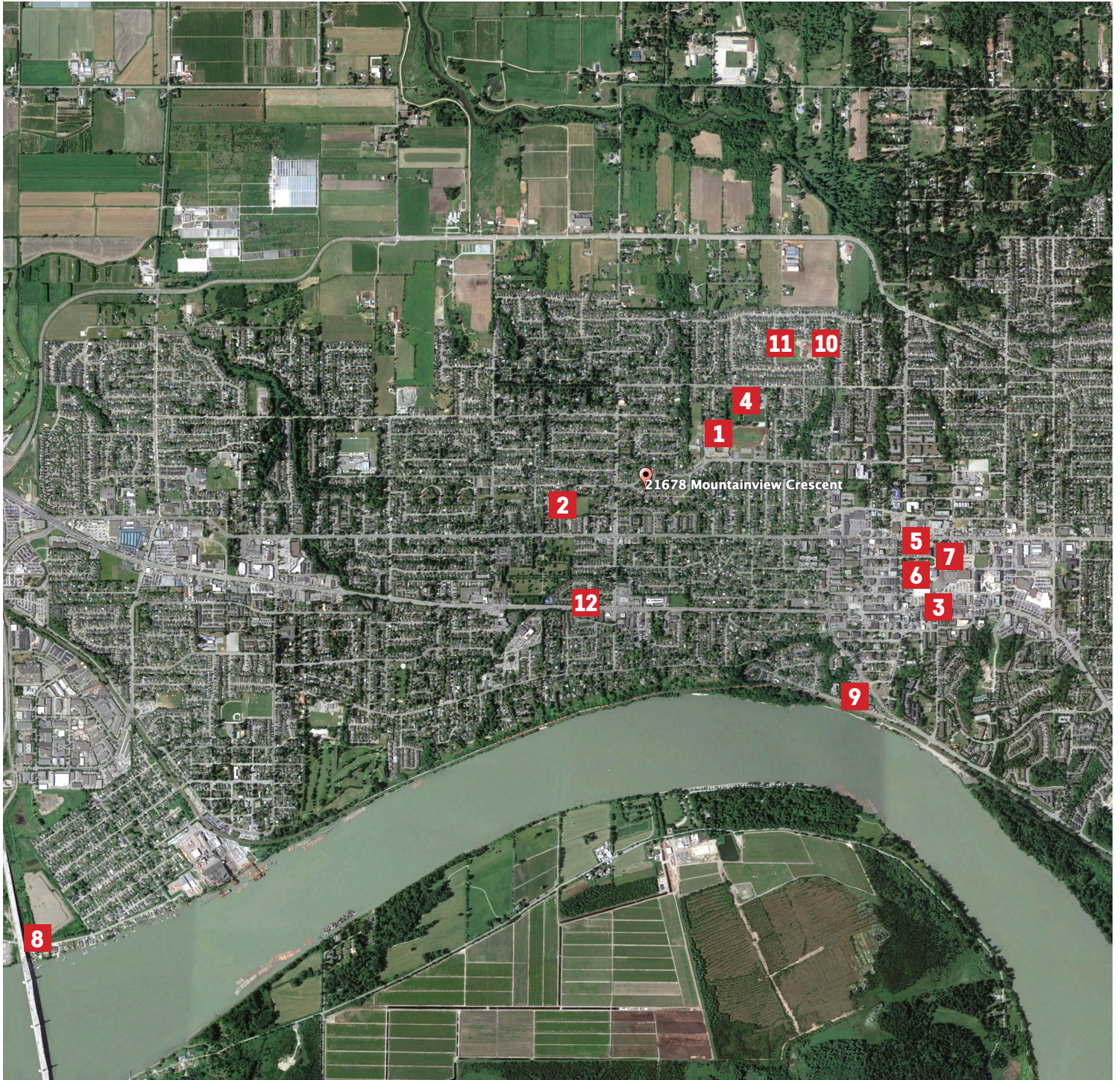
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- | | | | |
|--------------------------------|-------------------------------------|------------------------------|--------------------------------------|
| 1 Maple Ridge Secondary | 4 Merkley Park | 7 The ACT Arts Centre | 10 Alouette Elementary School |
| 2 Glenwood Elementary | 5 Maple Ridge Public Library | 8 Golden Ears Bridge | 11 Alouette Park |
| 3 Walmart | 6 Maple Ridge Leisure Centre | 9 West Coast Express | 12 Alouette Animal Hospital |

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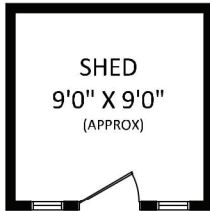
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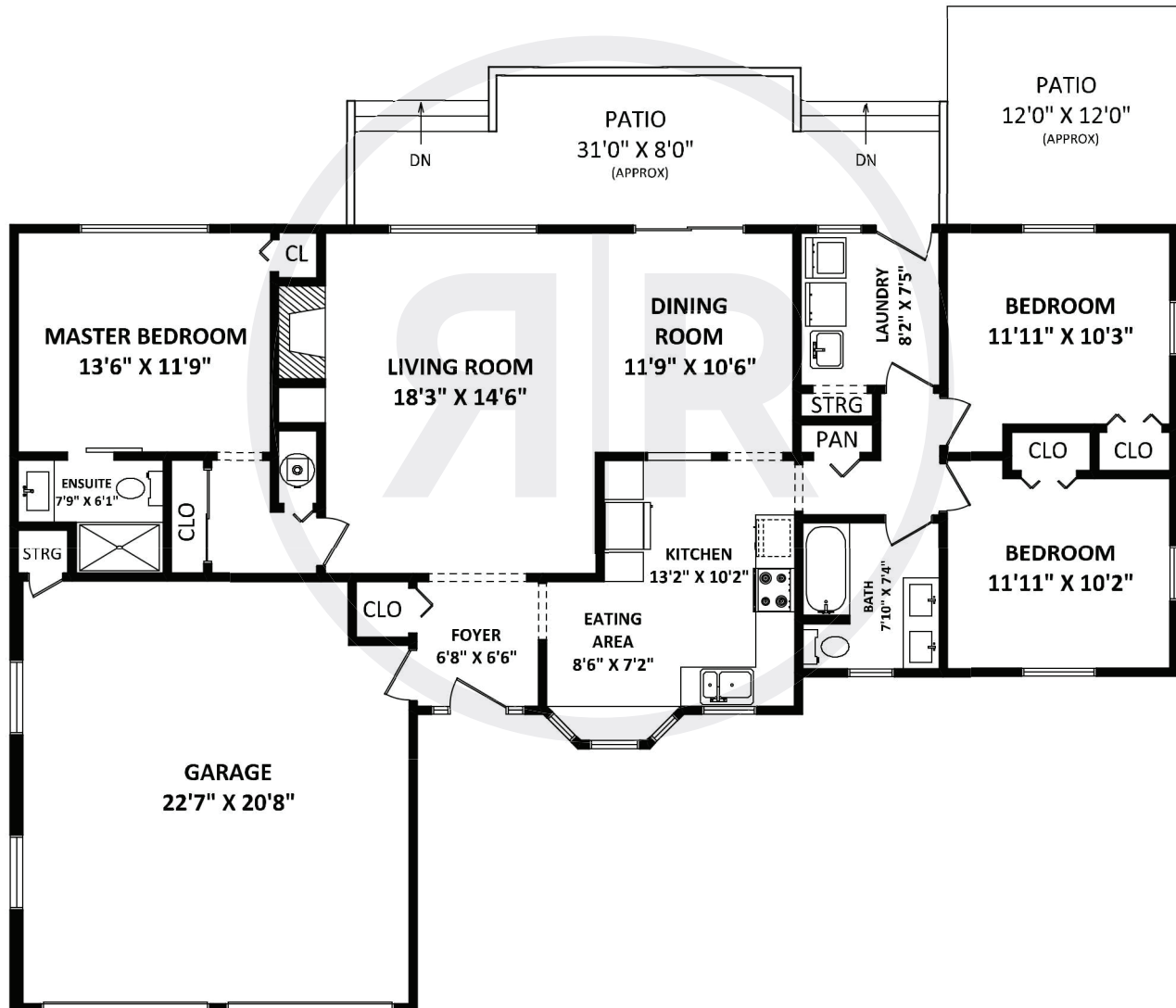
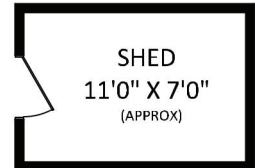
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FLOOR PLAN



OTHER AREA(S)

GARAGE: 495 SQ.FT.
PATIOS: 360 SQ.FT.*
SHEDS: 203 SQ.FT.*



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Active
R2436833
 Board: V
 House/Single Family

21678 MOUNTAINVIEW CRESCENT

Maple Ridge
 West Central
 V2X 3V1

Residential Detached
\$799,900 (LP)
 (SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$799,900
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1977
Depth / Size:	Bathrooms:	2	Age: 43
Lot Area (sq.ft.): 12,131.00	Full Baths:	2	Zoning: RES
Flood Plain: No	Half Baths:	0	Gross Taxes: \$4,739.11
Rear Yard Exp:			For Tax Year: 2019
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 008-270-422
			Tour: Virtual Tour URL

View: **No :**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Storm Sewer, Water**
 Sewer Type: **Sanitation**

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

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

Metered Water: **N**

Total Parking: **5** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double, RV Parking Avail.**

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

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

Legal: **PARCEL A(EP38832), PLAN NWP37295, SUBLT 158 & 159, DISTRICT LOT 245, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

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	14'4 x 18'3			x			x
Main	Dining Room	13'6 x 11'1			x			x
Main	Kitchen	10'2 x 13'			x			x
Main	Nook	7' x 6'			x			x
Main	Master Bedroom	13'6 x 11'1			x			x
Main	Bedroom	11'11 x 10'3			x			x
Main	Bedroom	11'11 x 10'3			x			x
Main	Laundry	7'4 x 8'2			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,507	# of Rooms:	8	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	4	No		Barn:
Finished Floor (Below):	0	# of Levels:	1	2	Main	3	Yes		Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3					Pool:
Finished Floor (Total):	1,507 sq. ft.	Crawl/Bsmt. Height:		4					Garage Sz:
Unfinished Floor:	0	Beds in Basement:	0	5					Grg Dr Ht:
Grand Total:	1,507 sq. ft.	Basement:	Crawl	6					
		Beds not in Basement:	3	7					
				8					

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

OVER A QUARTER ACRE LOT (12,131 Sqft) on the West side of Maple Ridge. this sprawling rancher has been renovated and includes fresh paint, newer flooring, designer lighting, new bathrooms, refreshed kitchen with quartz counter tops & newer backsplash and much more. The outdoor space is extremely private and has something for everyone including plenty of space for kids & pets to play, a covered deck to BBQ & entertain/relax, two sheds (one with power) plus two car garage, RV parking for all the toys. Book your private viewing today!