



RAMIREZ REAL ESTATE

RESORT STYLE LIVING IN YOUR OWN BACKYARD

21950 DEWDNEY TRUNK ROAD | MAPLE RIDGE | V2X 7W8



5 BEDROOMS

3 BATHROOMS

2,365 SQ FT

POOL & HOT TUB

DESCRIPTION

Large lot in prime location (with possible development potential) close to schools, shopping and transit. RESORT STYLE LIVING IN YOUR OWN BACKYARD - Gorgeous in-ground pool with concrete patio, hot tub, natural gas hookup & more. This 5 bedroom home has plenty of room for the entire family including a self contained in-law suite with wheelchair access, separate entry & laundry. This extensively renovated home boasts an open concept main floor with newer cabinets, stainless steel appliances & quartz countertops in the kitchen. Newer windows, roof, insulation & deck railings, high efficiency furnace & hot water on demand. Too many features to list - you will not be disappointed!

SPECIFICATIONS

STYLE OF HOME:	BASEMENT ENTRY
YEAR BUILT:	1974
WATER SUPPLY:	CITY/MUNICIPAL
FEATURES:	POOL, HOT TUB



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Presented by:
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Active
R2657938

Board: V
House/Single Family

21950 DEWDNEY TRUNK ROAD

Maple Ridge
West Central
V2X 7W8

Residential Detached
\$1,499,900 (LP)
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,499,900**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1974**
Frontage(feet): **0.00** Bathrooms: **3** Age: **48**
Frontage(metres): Full Baths: **2** Zoning: **RES**
Depth / Size: Half Baths: **1** Gross Taxes: **\$4,363.37**
Lot Area (sq.ft.): **8,086.00** Rear Yard Exp: For Tax Year: **2021**
Lot Area (acres): **0.19** P.I.D.: **004-135-504** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: :
Complex/Subdiv:
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, Wood**
Foundation: **Concrete Perimeter**

Renovations: **Completely**
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air**
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: **4** Covered Parking: **1** Parking Access:
Parking: **Garage; Single**
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: **Laminate, Tile, Wall/Wall/Mixed**

Legal: **LOT 21, PLAN NWP15564, DISTRICT LOT 397, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN 71818**

Amenities: **Pool; Outdoor, Swirlpool/Hot Tub**

Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Hot Tub Spa/Swirlpool, Oven - Built In, Pantry, Storage Shed, Swimming Pool Equip., Windows - Thermo**

Finished Floor (Main):	1,213	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	16'9 x 14'3	Bsmt	Laundry	11'6 x 8'6	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	14'1 x 10'8			x	Main 5
Finished Floor (Below):	0	Main	Dining Room	11'1 x 8'6			x	Main 2
Finished Floor (Basement):	1,152	Main	Master Bedroom	13'10 x 10'2			x	Bsmt 3
Finished Floor (Total):	2,365sq. ft.	Main	Walk-In Closet	5'0 x 4'8			x	
Unfinished Floor:	0	Main	Bedroom	11'0 x 10'2			x	
Grand Total:	2,365sq. ft.	Below	Bedroom	10' x 9'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Family Room	16'5 x 11'6			x	
Suite: Unauthorized Suite		Bsmt	Kitchen	8'10 x 10'10			x	
Basement: Fully Finished		Bsmt	Eating Area	10'0 x 8'1			x	
		Bsmt	Bedroom	11'6 x 10'4			x	
		Bsmt	Bedroom	11'7 x 11'6			x	
		Bsmt	Bar Room	11'5 x 8'10			x	

Crawl/Bsmt. Height:
of Kitchens: **2**

of Levels: **2**
of Rooms: **14**

Manuf Type:
MHR#:

Registered in MHR?:
CSA/BCE:

PAD Rental:
Maint. Fee:

ByLaw Restrictions:

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

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