



RAMIREZ REAL ESTATE

ENTERTAINER'S DREAM ON A SPACIOUS GREENBELT LOT

22782 HOLYROOD AVENUE | MAPLE RIDGE | V2X 6E7



6 BEDROOMS

4 BATHROOMS

4,318 SQ FT

POOL, LARGE GREENBELT LOT

DESCRIPTION

Situated on over a quarter acre, this home is perfect for hosting friends and family, featuring an in-ground pool, hot tub, and a fully fenced, manicured backyard. Meticulously maintained, it includes over \$400k in renovations with high-end materials and finishes. Nestled at the top of a quiet cul-de-sac, this 6-bedroom home offers a bright open concept, large rooms, and a triple car garage. The basement is equipped with a wine room, gym, bar area, and bedrooms, and is prepped for a fully self-contained suite. Conveniently located near schools, transit (WCE), shopping, restaurants, recreation, and more. This home is sure to impress!

SPECIFICATIONS

STYLE OF HOME:	2 STOREY W/BSMT
YEAR BUILT:	2002
WATER SUPPLY:	CITY/MUNICIPAL
FEATURES:	CUL-DE-SAC

ROYAL LEPAGE **
ELITE West

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

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Presented by:
Julie Ramirez PREC*

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Active
R2908875
Board: V
House/Single Family

22782 HOLYROOD AVENUE

Maple Ridge
East Central
V2X 6E7

Residential Detached

\$2,499,900 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,499,900
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 2002
Frontage(feet): 0.00	Bathrooms: 4	Age: 22
Frontage(metres):	Full Baths: 3	Zoning: RS-1
Depth / Size:	Half Baths: 1	Gross Taxes: \$7,772.31
Lot Area (sq.ft.): 13,111.00	Rear Yard Exp:	For Tax Year: 2022
Lot Area (acres): 0.30	P.I.D.: 025-112-431	Tax Inc. Utilities?: No
Flood Plain:		Tour: Virtual Tour URL
View:		
Complex/Subdiv: Greystone Estates		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Stone, Vinyl, Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **4** R.I. Fireplaces:
Fireplace Fuel: **Electric, Natural Gas**
Fuel/Heating: **Forced Air**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **7** Covered Parking: **3** Parking Access:
Parking: **Garage; Triple**
Driveway Finish: **Aggregate**
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, Other, Tile, Carpet**

Legal: **LOT 14, PLAN LMP50997, DISTRICT LOT 402, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences: **Cul-de-Sac, Greenbelt, Private Yard, Recreation Nearby, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Hot Tub Spa/Swirlpool, Pantry, Security System, Swimming Pool Equip., Vaulted Ceiling**

Finished Floor (Main):	1,514	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,328	Main	Living Room	14'6 x 13'1	Below	Games Room	19'2 x 14'8	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	15'1 x 19'0	Below	Bar Room	13'7 x 18'8	Main 2
Finished Floor (Below):	1,476	Main	Kitchen	15'6 x 19'0	Below	Bedroom	13'8 x 10'11	Above 4
Finished Floor (Basement):	0	Main	Family Room	17'5 x 14'9	Below	Bedroom	13'8 x 10'11	Main 5
Finished Floor (Total):	4,318sq. ft.	Main	Media Room	9'9 x 9'11	Below	Wine Room	9'4 x 6'10	Below 4
Unfinished Floor:	0	Main	Foyer	7'4 x 9'5	Below	Den	9'4 x 9'2	
Grand Total:	4,318sq. ft.	Main	Laundry	5'9 x 7'5	Below	Nook	6'11 x 7'10	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	16'6 x 15'3			x	
		Above	Walk-In Closet	6'1 x 10'3			x	
		Above	Bedroom	9'11 x 15'5			x	
		Above	Bedroom	10'5 x 11'9			x	
		Above	Bedroom	10'6 x 13'10			x	
		Above	Flex Room	6'4 x 12'8			x	

Crawl/Bsmt. Height: # of Levels: **3**
of Kitchens: **1** # of Rooms: **20**

Manuf Type:
MHR#:
ByLaw Restrictions:

Registered in MHR?:
CSA/BCE:

PAD Rental:
Maint. Fee:

Listing Broker(s): **Royal LePage Elite West**

Entertainer's Dream CENTRALLY LOCATED on OVER QUARTER ACRE GREENBELT LOT. The gathering spot for all your friends & family with an in-ground pool, hot tub and fully fenced manicured backyard. This home has been loving cared for and boasts over \$400k in renovations including premium material & finishing. Perched at the top of quiet cul-de-sac this 6 bedroom home has something for everyone including bright open concept, large rooms and a triple car garage. Basement boasts wine room, gym, bar area, bedrooms and has all rough-ins for fully self contained suite. Located close to all levels of school, transit (WCE), shopping, restaurants, recreation & much more. Book your private showing. This home will impress!!



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HOUSE UPGRADES

Interior

- Paint throughout
- Home Security System
- Flooring throughout whole house
- European Oak Hardwood Wide Plank
- New Zealand Wool Carpet
- Luxury Vinyl Plank Tile
- Polished concrete

Updated Lighting fixtures, ceiling fans, switches and outlets throughout with:

- Custom made lighting in wine cellar
- Custom made lighting in basement entertainment space
- Custom made lighting back patio
- New central Vacuum hose, powerhead & accessories
- New Hot Water Tank (2023)
- Custom Floating Live Edge shelves (Family room & Powder Bath)

Full kitchen makeover & additions

- All new appliances (Frigidaire Professional Series)
- Quartz countertops with full slab back-splash
- Light fixtures & added dimmer switches
- Redesigned kitchen island and added island pendant lighting
- Added soft close to drawers & cupboards
- Added instant hot water system
- Added natural gas line
- New garburator
- Sink & faucet

Primary Suite

- Flooring
- Paint
- Lighting
- Shower surround & shower fixture
- Quartz countertop
- Vessel Sinks & Faucets
- Toilet
- Ceiling fan
- Blinds & curtains

Bedrooms

- Flooring
- Paint
- Ceiling fans
- Lighting
- Bathrooms
- Paint
- LVP flooring
- Vanities with hardware and soft close
- Quartz counters
- Vessel Sinks
- Faucets
- Lighting
- New toilet in powder bathroom
- New baseboards in downstairs bath

Laundry Room

- Paint
- LVP Flooring
- Washer & Dryer
- Lighting
- Cupboards & Bamboo Countertop
- Drying Rack
- Sink & Faucet

Basement

- Flooring (Hardwood, Polished Concrete, LVP)
- Paint and all new baseboards
- Updated lighting fixtures, added pot lighting, switches and outlets
- Brick walls
- Custom Wood feature wall with electric fireplace
- Custom Live edge Bar Top (Brazilian Perrotta Wood)
- Bar Fridge
- Corrugated Metal
- Shiplap ceiling and bedroom wall
- Blinds
- Sliding glass barn door
- New Doors

Wine Cellar

- Custom wine shelving & tasting bar
- Custom wine barrel lighting & table

Gym

- Rubber floor matting
- Mirror
- Paint
- Lighting

Exterior

- Paint
- Landscaping
- Rebuilt front porch stairs and handrails
- New back patio deck & glass roof with natural gas line for fire table & BBQ
- Refinished concrete pool deck
- New Pool Liner (2023)
- New Pool Heater (2023)
- New Pool Pump Motor (2023)
- Built pool equipment shed
- New Fencing (July 2024)
- New vegetable garden with auto irrigation and lighting (2023)
- Gazebo

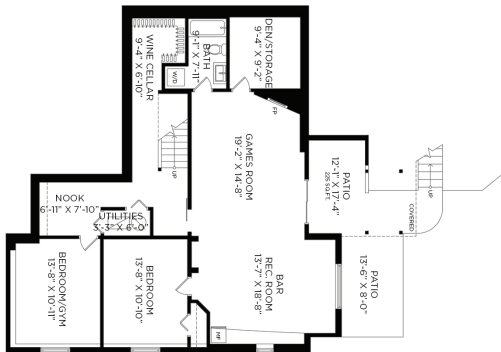




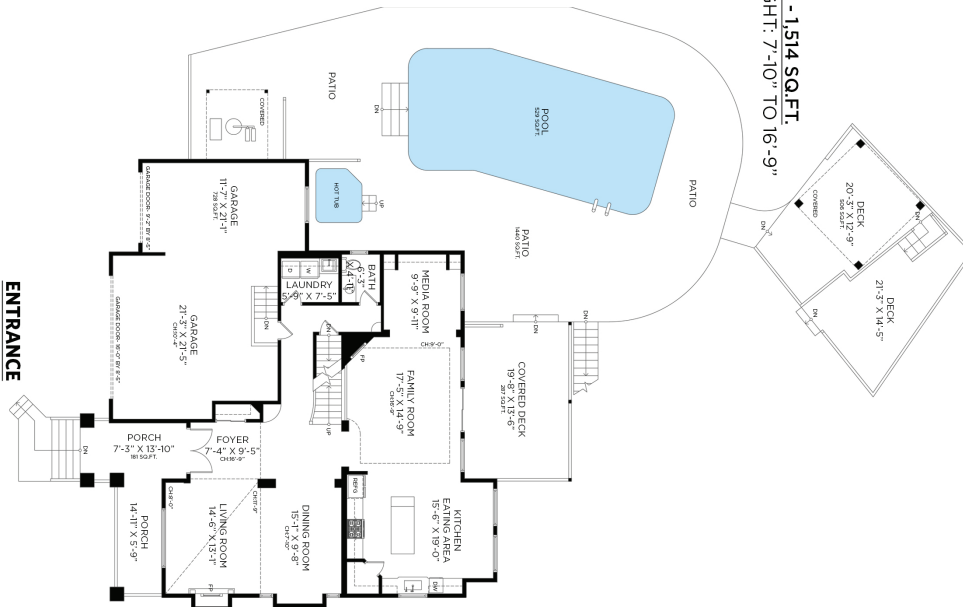
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LOWER FLOOR - 1,476 SQ.FT.
CEILING HEIGHT: 7'-7"



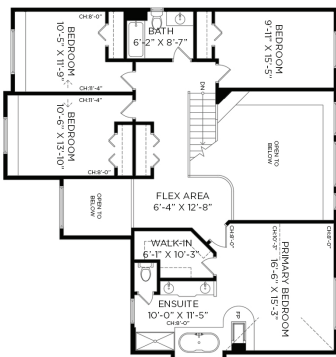
MAIN FLOOR - 1,514 SQ.FT.
CEILING HEIGHT: 7'-10" TO 16'-9"



6 BEDROOMS + DEN + 3 1/2 BATHROOMS

LOWER FLOOR: 1,476 SQ.FT.
MAIN FLOOR: 1,514 SQ.FT.
UPPER FLOOR: 1,328 SQ.FT.
TOTAL INTERIOR: 4,318 SQ.FT.
ATTACHED GARAGE: 728 SQ.FT.
EXTERIOR LIVING: 2,639 SQ.FT.

UPPER FLOOR - 1,328 SQ.FT.
CEILING HEIGHT: 8'-0" TO 11'-4"



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