



RAMIREZ REAL ESTATE

EXCELLENT INCOME POTENTIAL

23070 117 AVENUE | MAPLE RIDGE | V2V 5B6



5 BEDROOMS

4 BATHROOMS

2,584 SQ. FT.

2 SEPARATE SUITES

DESCRIPTION

ATTENTION INVESTORS & FIRST TIME HOME BUYERS - EXCELLENT INCOME POTENTIAL. This immaculate home contains 2 SEPARATE 1 bedroom suites (perfect for in-laws/mortgage helper). Both suites are bright & have separate entry from outside. Upstairs has been lovingly cared for & updated including 3 large bedrooms with w/i closet & ensuite in the master, bright/spacious kitchen with stainless steel appliances & loads of cabinets, laminate flooring throughout, 2 gas fireplaces (living room & family room), 9 foot ceilings, central A/C and much more. All this located within walking distance to Golden Ears Elementary, Thomas Haney Secondary, shopping, transit, and more!

SPECIFICATIONS

STYLE OF HOME:	BASEMENT ENTRY
YEAR BUILT:	2008
WATER SUPPLY:	CITY/MUNICIPAL
FEATURES:	A/C, CENTRAL LOCATION



KW ELITE REALTY
KELLER WILLIAMS

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Presented by:

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Active
R2545167
Board: V
House/Single Family

23070 117 AVENUE

Maple Ridge
East Central
V2X 2K4

Residential Detached

\$1,099,900 (LP)

(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$1,099,900
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 2008
Depth / Size:	Bathrooms:	4	Age: 13
Lot Area (sq.ft.): 3,991.00	Full Baths:	4	Zoning: RES
Flood Plain:	Half Baths:	0	Gross Taxes: \$5,923.22
Rear Yard Exp:			For Tax Year: 2020
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: 026-773-368
			Tour:

View: :

Complex / Subdiv:

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

Sewer Type: **City/Municipal**

Style of Home: **Basement Entry**
Construction: **Frame - Wood**
Exterior: **Stone, Vinyl, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Asphalt**

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

Metered Water:

Total Parking: **4** Covered Parking: **2** Parking Access:
Parking: **Garage; Double**
Dist. to Public Transit: **1 Block** Dist. to School Bus: **1/2 Block**
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **Yes: 2 grape plants in front yard**
Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Legal: **LOT 3, PLAN BCP25400, SECTION 17, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central**

Site Influences: **Central Location**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'6 x 11'	Below	Living Room	11' x 10'			x
Main	Kitchen	14'2 x 12'9	Below	Kitchen	11' x 8'			x
Main	Family Room	14'10 x 12'9	Below	Bedroom	13' x 12'0			x
Main	Dining Room	14'9 x 9'6			x			x
Main	Master Bedroom	13' x 12'			x			x
Main	Bedroom	12'6 x 10'			x			x
Main	Bedroom	12'6 x 10'			x			x
Below	Living Room	12'6 x 9'			x			x
Below	Kitchen	12'6 x 8'			x			x
Below	Bedroom	12'5 x 10'			x			x

Finished Floor (Main):	1,412	# of Rooms: 13	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 3	1	Main	4	No	Barn:
Finished Floor (Below):	1,172	# of Levels: 2	2	Main	4	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite: Other, Unauthorized Suite	3	Below	4	No	Pool:
Finished Floor (Total):	2,584 sq. ft.	Crawl/Bsmt. Height:	4	Below	4	No	Garage Sz:
		Beds in Basement: 0 Beds not in Basement: 5	5				Grg Dr Ht:
Unfinished Floor:	0	Basement: Full	6				
Grand Total:	2,584 sq. ft.		7				
			8				

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

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