



RAMIREZ REAL ESTATE

# RANCHER ON ALMOST 1/4 ACRE GREENBELT LOT

23271 DOGWOOD AVENUE | MAPLE RIDGE | V2X 4S4



3 BEDROOMS

3 BATHROOMS

1,347 SQ FT

GREENBELT, PRIVATE YARD

## DESCRIPTION

**ALMOST 1/4 ACRE CENTRALLY LOCATED** - Extensively renovated and meticulously cared for 3 bedroom, 3 bathroom home includes fresh paint, solid surface flooring throughout, modern lighting, newer bathrooms and kitchen with quartz counter tops, stainless steel appliances & huge island. This open concept home with vaulted ceilings is ideal for entertaining and has excellent connection to the outdoor space which has a built-in outdoor BBQ and plenty of space for the kids & pets to play. The yard backs green space and has an outdoor fire pit area, RV hookup as well as a workshop & shed for storage. Located close to Yennadon Elementary School, Golden Ears Park, Maple Ridge Spray Park & Abernethy Connector for easy commuting.

## SPECIFICATIONS

STYLE OF HOME: RANCHER/BUNGALOW

YEAR BUILT: 1948

WATER SUPPLY: CITY/MUNICIPAL

FEATURES: CENTRAL LOCATION



KW ELITE REALTY  
KELLER WILLIAMS

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**Active**  
**R2667066**  
 Board: V  
 House/Single Family

## 23271 DOGWOOD AVENUE

Maple Ridge  
 East Central  
 V2X 4S4

Residential Detached

**\$1,199,900** (LP)   
 (SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,199,900</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>1948</b>
Frontage(feet): <b>0.00</b>	Bathrooms: <b>3</b>	Age: <b>74</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>RS-2</b>
Depth / Size:	Half Baths: <b>1</b>	Gross Taxes: <b>\$4,235.65</b>
Lot Area (sq.ft.): <b>10,019.00</b>	Rear Yard Exp:	For Tax Year: <b>2021</b>
Lot Area (acres): <b>0.23</b>	P.I.D.: <b>008-833-508</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:		Tour:
View: <b>No :</b>		
Complex/Subdiv:		
Services Connected: <b>Electricity, Natural Gas, Water</b>		

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

Style of Home: **Rancher/Bungalow**  
 Construction: **Frame - Wood**  
 Exterior: **Fibre Cement Board, Wood**  
 Foundation: **Concrete Perimeter**

Renovations:  
 # of Fireplaces: **1** 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: **6** Covered Parking: Parking Access: **Front**  
 Parking: **Add. Parking Avail., Open, RV Parking Avail.**  
 Driveway Finish: **Gravel**  
 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: **Yes :Fan in main bedroom.**  
 Floor Finish: **Laminate, Tile**

Legal: **LOT 22, PLAN NWP26004, SECTION 28, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Greenbelt, Private Yard, Shopping Nearby, Treed**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Finished Floor (Main):	1,347	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	12'6 x 11'10			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	12'9 x 11'10			x	Main 4
Finished Floor (Below):	0	Main	Dining Room	15'2 x 7'1			x	Main 4
Finished Floor (Basement):	0	Main	Master Bedroom	13'7 x 10'0			x	Main 2
Finished Floor (Total):	1,347sq. ft.	Main	Bedroom	10'9 x 10'7			x	
Unfinished Floor:	0	Main	Bedroom	11'2 x 8'6			x	
Grand Total:	1,347sq. ft.	Main	Foyer	14'11 x 10'0			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Laundry	6'5 x 3'6			x	
		Main	Walk-In Closet	5'3 x 5'1			x	
				x			x	
				x			x	
				x			x	
				x			x	
Suite: <b>None</b>								
Basement: <b>None</b>								
Crawl/Bsmt. Height:	# of Levels: <b>1</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>1</b>	# of Rooms: <b>9</b>	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

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