



RAMIREZ REAL ESTATE

IMMACULATE 5-BEDROOM HOME BY FALCON HOMES

23720 111A AVENUE | MAPLE RIDGE | V2W 0E5



5 BEDROOMS

4 BATHROOMS

2,819 SQ FT

RECREATION/SHOPPING NEARBY

DESCRIPTION

Discover the perfect family haven built by Falcon Homes! This meticulously maintained 5-bedroom residence offers ample space for everyone. The open-concept main floor is ideal for entertaining, seamlessly connecting to a backyard that features a gas BBQ hookup, composite deck, and hot tub.

The kitchen is a chef's delight with maple cabinets, quartz countertops, stainless steel appliances, and a gas stove. Upstairs, you'll find three spacious bedrooms, a flexible area that can easily be converted into a fourth bedroom, convenient laundry facilities, and upgraded bathrooms.

The fully finished basement is a versatile space perfect for all ages, whether as a media room or man cave. It features a separate entry, laundry, and bar area, making it easy to convert into a suite if desired. Prepare to be impressed!

SPECIFICATIONS

STYLE OF HOME: 2 STOREY W/BSMT

YEAR BUILT: 2010

WATER SUPPLY: CITY/MUNICIPAL

FEATURES: CUL-DE-SAC



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

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*PERSONAL REAL ESTATE CORPORATION. **INDEPENDENTLY OWNED AND OPERATED.





Presented by:
Julie Ramirez PREC*

Royal LePage Elite West
Phone: 778-385-3875
<http://www.bchomes4sale.ca>
info@ramirezrealestate.ca



Active
R2909476

Board: V
House/Single Family

23720 111A AVENUE

Maple Ridge
Cottonwood MR
V2W 0E5

Residential Detached

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



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,199,900
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 2010
Frontage(feet): 0.00	Bathrooms: 4	Age: 14
Frontage(metres):	Full Baths: 3	Zoning: R-3
Depth / Size:	Half Baths: 1	Gross Taxes: \$5,775.66
Lot Area (sq.ft.): 3,231.00	Rear Yard Exp:	For Tax Year: 2022
Lot Area (acres): 0.07	P.I.D.: 027-271-013	Tax Inc. Utilities?: No
Flood Plain:		Tour: Virtual Tour URL
View: :		
Complex/Subdiv:		
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: **Mixed, Vinyl, Wood**
Foundation: **Concrete Perimeter**

Renovations:
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: **2** Covered Parking: **2** Parking Access: **Lane**
Parking: **Garage; Double**
Driveway Finish:
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, Laminate, Tile**

Legal: **LOT 15, PLAN BCP33222, DISTRICT LOT 404, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central, In Suite Laundry, Storage**

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

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Free Stand F/P or Wdstove, Hot Tub Spa/Swirlpool, Vacuum - Built In**

Finished Floor (Main):	949	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	998	Main	Living Room	14'2 x 18'2			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	21'7 x 9'11			x	Main 2
Finished Floor (Below):	0	Main	Dining Room	14'6 x 9'1			x	Above 5
Finished Floor (Basement):	872	Main	Bedroom	10'5 x 11'5			x	Above 4
Finished Floor (Total):	2,819 sq. ft.	Above	Primary Bedroom	14'0 x 13'4			x	Bsmt 4
Unfinished Floor:	0	Above	Bedroom	10'2 x 11'11			x	
Grand Total:	2,819 sq. ft.	Above	Bedroom	10'9 x 10'8			x	
		Above	Flex Room	10'2 x 12'5			x	
		Bsmt	Recreation Room	22'11 x 20'11			x	
		Bsmt	Bar Room	10'4 x 6'2			x	
		Bsmt	Bedroom	9'6 x 10'11			x	
				x			x	
				x			x	
Suite:		Manuf Type:	Registered in MHR?:	PAD Rental:				
Basement: Full		MHR#:	CSA/BCE:	Maint. Fee:				
Crawl/Bsmt. Height:	# of Levels: 3	ByLaw Restrictions:						
# of Kitchens: 1	# of Rooms: 11							

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

Built by Falcon Homes - this immaculately kept 5 bedroom home has plenty of room for the entire family. The open concept main floor is perfect for entertaining and includes great connection to the backyard which includes gas BBQ hookup, composite deck & hot tub. The kitchen boasts maple cabinets, quartz counter tops & s/s appliances with gas stove. Upstairs has 3 spacious bedrooms (flex area could easily make a 4th bedroom), laundry & upgraded bathrooms. The basement is fully finished and is currently a spot for kids of all ages to hang out (media room or man cave) The basement has separate entry, laundry, bar area and could easily be suited. OPEN HOUSE Saturday July 27 and Sunday July 28 from 1-3pm. You will be impressed!!