



RAMIREZ REAL ESTATE

SPACIOUS RANCHER WITH LARGE YARD

24795 122A AVENUE | MAPLE RIDGE | V4R 2B7



3 BEDROOMS

2 BATHROOMS

1,767 SQ FT

LARGE LOT/RANCHER

DESCRIPTION

Spacious rancher with 3 bedrooms & 2 bathrooms on large corner lot is perfect for empty nesters or young family. The open concept kitchen & family room has great connection to the fully fenced backyard & covered deck. The backyard could be a gardener's paradise with plenty of room to BBQ and for kids/pets to play. The formal living room & dining room is perfect for entertaining. Located close to shopping, all levels of school and much more. You won't be disappointed.

SPECIFICATIONS

STYLE OF HOME:	RANCHER
YEAR BUILT:	1993
WATER SUPPLY:	CITY/MUNICIPAL
FEATURES:	PRIVATE YARD



KW ELITE REALTY
KELLER WILLIAMS

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Active
R2654505
 Board: V
 House/Single Family

24795 122A AVENUE

Maple Ridge
 Websters Corners
 V4R 2B7

Residential Detached

\$1,149,900 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,149,900
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1993
Frontage(feet): 0.00	Bathrooms: 2	Age: 29
Frontage(metres):	Full Baths: 2	Zoning: RES
Depth / Size:	Half Baths: 0	Gross Taxes: \$5,033.76
Lot Area (sq.ft.): 8,052.00	Rear Yard Exp:	For Tax Year: 2021
Lot Area (acres): 0.18	P.I.D.: 017-984-378	Tax Inc. Utilities?:
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: **Rancher/Bungalow**
 Construction: **Frame - Wood**
 Exterior: **Mixed, Vinyl**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: Parking Access: **Front**
 Parking: **Garage; Double**
 Driveway Finish: **Concrete**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Land Lease Expiry Year:
 Property Disc.: **No**
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Vinyl/Linoleum, Wall/Wall/Mixed, Carpet**

Legal: **LOT 1, PLAN LMP7010, SECTION 22, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

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

Finished Floor (Main):	1,767	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Living Room	14'2 x13'3			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	14'2 x10'4			x	Main	4
Finished Floor (Below):	0	Main	Kitchen	14'11 x13'8			x	Main	3
Finished Floor (Basement):	0	Main	Eating Area	9'0 x7'1			x		
Finished Floor (Total):	1,767sq. ft.	Main	Family Room	15'11 x13'11			x		
Unfinished Floor:	0	Main	Master Bedroom	14'11 x11'11			x		
Grand Total:	1,767sq. ft.	Main	Bedroom	11'11 x9'11			x		
		Main	Bedroom	11'11 x9'11			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Laundry	10'3 x8'5			x		
				x			x		
				x			x		
				x			x		
				x			x		
Suite:									
Basement:Crawl									
Crawl/Bsmt. Height: 3'	# of Levels: 1	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 1	# of Rooms: 9	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

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

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