



RAMIREZ REAL ESTATE

SPACIOUS 5-BEDROOM HOME WITH MODERN UPGRADES & BACKYARD BLISS

25006 120B AVENUE | MAPLE RIDGE | V4R 2B1



5 BEDROOMS

3 BATHROOMS

2,126 SQ FT

PRIVATE YARD/CUL DE SAC

DESCRIPTION

Tucked away in a peaceful cul-de-sac, this beautiful 5 bedroom home is ready for you! Perfect for families, with schools just blocks away and nature trails nearby for adventure. Enjoy ample space with both a living room and a family room. Recent upgrades include a serviced furnace (2024), new hallway and stair carpets, and newer appliances. Step into your private backyard oasis, where you have plenty of room for kids, pets and outdoor entertaining. Cozy up by the stunning new electric fireplace or the warm gas one. Don't miss out!

SPECIFICATIONS

| | |
|----------------|-----------------|
| STYLE OF HOME: | 2 STOREY |
| YEAR BUILT: | 1991 |
| WATER SUPPLY: | CITY/MUNICIPAL |
| FEATURES: | PRIVATE SETTING |



ROYAL LEPAGE
ELITE West

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RAMIREZREALESTATE.CA

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



Presented by:
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Active
R3022511
Board: V
House/Single Family

25006 120B AVENUE

Maple Ridge
Websters Corners
V4R 2B1

Residential Detached
\$1,159,900 (LP)
(SP)



| | | |
|---|-------------------------------------|------------------------------------|
| Sold Date: | If new, GST/HST inc?: | Original Price: \$1,159,900 |
| Meas. Type: Feet | Bedrooms: 5 | Approx. Year Built: 1991 |
| Frontage(feet): 0.00 | Bathrooms: 3 | Age: 34 |
| Frontage(metres): | Full Baths: 3 | Zoning: RS-1 |
| Depth / Size: | Half Baths: 0 | Gross Taxes: \$6,140.65 |
| Lot Area (sq.ft.): 7,254.00 | Rear Yard Exp: | For Tax Year: 2024 |
| Lot Area (acres): 0.17 | P.I.D.: 015-914-852 | Tax Inc. Utilities?: |
| 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**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Electric, Natural Gas**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

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

Total Parking: **8** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double, RV Parking Avail.**
Driveway Finish: **Asphalt**
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: **Laminate, Wall/Wall/Mixed**

Legal: **LOT 7, PLAN NWP85056, SECTION 23, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Green House, In Suite Laundry**

Site Influences: **Cul-de-Sac, Private Setting, Private Yard**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Vacuum - Built In**

| | | | | | | | |
|---|---------------------|------------------------|---------------------|-------|------|------------|----------------|
| Finished Floor (Main): 1,270 | Floor | Type | Dimensions | Floor | Type | Dimensions | Bathrooms |
| Finished Floor (Above): 856 | Main | Living Room | 11'1 x 17'1 | | | x | Floor #Pcs |
| Finished Floor (AbvMain2): 0 | Main | Dining Room | 11'11 x 11'4 | | | x | Main 3 |
| Finished Floor (Below): 0 | Main | Kitchen | 10'0 x 12'9 | | | x | Above 4 |
| Finished Floor (Basement): 0 | Main | Eating Area | 8'8 x 11'4 | | | x | Above 4 |
| Finished Floor (Total): 2,126 sq. ft. | Main | Bedroom | 8'6 x 8'6 | | | x | |
| Unfinished Floor: 0 | Above | Primary Bedroom | 13'3 x 13'8 | | | x | |
| Grand Total: 2,126 sq. ft. | Above | Bedroom | 8'11 x 11'0 | | | x | |
| | Above | Bedroom | 11'3 x 8'9 | | | x | |
| | Above | Bedroom | 11'3 x 8'11 | | | x | |
| Flr Area (Det'd 2nd Res): sq. ft. | | | x | | | x | |
| | | | x | | | x | |
| Suite: None | | | x | | | x | |
| Basement: Crawl | | | x | | | x | |
| Crawl/Bsmt. Height: 3' # of Levels: 2 | Manuf Type: | Registered in MHR?: | PAD Rental: | | | | |
| # of Kitchens: 1 # of Rooms: 9 | MHR#: | CSA/BCE: | Maint. Fee: | | | | |
| | ByLaw Restrictions: | | | | | | |

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

PRICE BELOW ASSESSMENT!! Tucked away in a peaceful cul-de-sac, this beautiful 5 bedroom home is ready for you! Perfect for families, with schools just blocks away and nature trails nearby for adventure. Enjoy ample space with both a living room and a family room. Recent upgrades include a serviced furnace (2024), new hallway and stair carpets, and newer appliances. Step into your private backyard oasis, where you have plenty of room for kids, pets and outdoor entertaining. Cozy up by the stunning new electric fireplace or the warm gas one. Don't miss out - come see it today!

UPPER FLOOR: 873 SQ FT

MAIN FLOOR: 1,236 SQ FT

TOTAL LIVING AREA: 2,109 SQ FT + GARAGE: 395 SQ FT

MAIN FLOOR



UPPER FLOOR

