



RAMIREZ REAL ESTATE

STUNNING EXECUTIVE HOME IN GRANT HILL ESTATES

25485 GODWIN DRIVE | MAPLE RIDGE | V2W 1G9



5 BEDROOMS

4 BATHROOMS

3,973 SQ FT

16,248 SQ FT PRIVATE YARD

DESCRIPTION

Absolutely stunning executive home in prestigious Grant Hill Estates. Immaculately maintained with 180 degree views of the mountains & city. The open concept main floor is ideal for entertaining with great access to the back deck and outdoor space where over \$100k has been spent in professional landscaping. The fully fenced back yard has a covered deck with dining & lounging areas and hot tub. This home has plenty of room for the entire family including 5 bedrooms +DEN, 4 bathrooms. The full walkout basement with bar has separate entry, loads of natural light and could easily become a 2 bedroom LEGAL suite for family or mortgage helper. Located close to walking trails, Meadowridge School and much more.

SPECIFICATIONS

STYLE OF HOME: 2 STOREY W/BASEMENT

YEAR BUILT: 2014

WATER SUPPLY: CITY/MUNICIPAL

FEATURES: PRIVATE SETTING



KW ELITE REALTY
KELLER WILLIAMS

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

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Presented by:

Julie Ramirez PREC*

Keller Williams Elite Realty
Phone: 778-385-3875
http://www.bchomes4sale.ca
info@ramirezrealestate.ca



Active
R2678340
Board: V
House/Single Family

25485 GODWIN DRIVE

Maple Ridge
Thornhill MR
V2W 1G9

Residential Detached

\$2,388,800 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$2,388,800**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2014**
Frontage(feet): **0.00** Bathrooms: **4** Age: **8**
Frontage(metres): Full Baths: **3** Zoning: **RG-2**
Depth / Size: Half Baths: **1** Gross Taxes: **\$6,568.60**
Lot Area (sq.ft.): **16,248.00** Rear Yard Exp: For Tax Year: **2021**
Lot Area (acres): **0.37** P.I.D.: **028-284-429** Tax Inc. Utilities?: **No**
Flood Plain: Tour: **Virtual Tour URL**
View: **:**
Complex/Subdiv: **Grant Hill Estates**
Services Connected: **Electricity, Natural Gas, Water**

Sewer Type: **Septic**

Water Supply: **City/Municipal**

Style of Home: **2 Storey w/ Bsmt.**
Construction: **Frame - Wood**
Exterior: **Fibre Cement Board, Stone, 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)**
Type of Roof: **Asphalt**

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

Total Parking: **7** Covered Parking: **3** Parking Access: **Front**
Parking: **Garage; Triple**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold Strata** Dist. to School Bus:
Property Disc.: **Yes** Land Lease Expiry Year:
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate, Tile**

Legal: **STRATA LOT 53, PLAN EPS234, SECTION 11, TOWNSHIP 12, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Swirlpool/Hot Tub**

Site Influences: **Paved Road, Private Setting, Private Yard**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Hot Tub Spa/Swirlpool, Pantry, Security System, Vacuum - Built In, Windows - Thermo**

Finished Floor (Main):	1,348	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,278	Main	Living Room	20'4 x 15'7			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	17'9 x 11'11			x	Main 2
Finished Floor (Below):	0	Main	Dining Room	12'11 x 12'7			x	Above 5
Finished Floor (Basement):	1,057	Main	Den	11'4 x 9'10			x	Above 5
Finished Floor (Total):	3,683sq. ft.	Main	Foyer	13'0 x 11'3			x	Bsmt 4
Unfinished Floor:	290	Main	Laundry	11'7 x 7'0			x	
Grand Total:	3,973sq. ft.	Above	Master Bedroom	14'8 x 14'3			x	
		Above	Bedroom	12'7 x 10'4			x	
		Above	Bedroom	13'0 x 9'10			x	
		Above	Bedroom	10'9 x 10'3			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Family Room	38'11 x 17'5			x	
Suite: None		Bsmt	Bedroom	13'2 x 12'0			x	
Basement: Full				x			x	
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 12	MHR#:	CSA/BCE:	Maint. Fee: \$269.64				
		ByLaw Restrictions:	Pets Allowed w/ Rest., Rentals Allowed					

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

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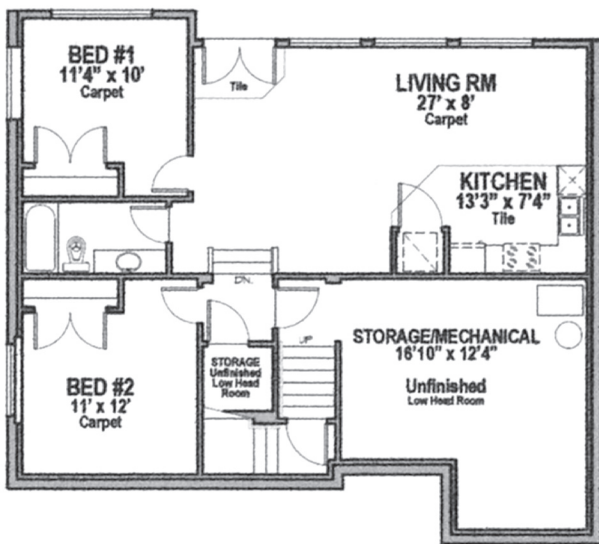
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HOME FEATURES LIST

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- Private, very large 16,250 square foot lot
- 130 foot frontage
- Beautiful 180 degree mountain views and striking city views to the west
- Backyard fully fenced with double gates (8 feet wide)
- Over \$100,000 spent on professional landscaping
- Irrigation system and extensive landscape lighting
- Huge lower patio for entertaining
- Hot tub on patio with gorgeous mountain views
- Large upper deck with natural gas hook up and stunning views
- 3 level home with views from all floors
- Double French doors with phantom screens access both upper deck and lower patio
- Oversized windows to take in the amazing views on all floors
- Finished walkout basement with ample windows to bring in natural light and high 10 foot ceilings
- Basement could easily be converted to a one or two bedroom suite
- Substantial 295 square foot storage room with metal shelving
- Large sunken kitchen and great room with 12 foot ceilings
- 9 foot granite top kitchen island
- 3 car attached garage with finished walls, ceilings and 3 windows each enabling beautiful mountain views
- Electrical service upgraded to 200 amps
- Security system
- Fire sprinkler system on all floors
- Built-in vacuum with dust pan
- Close to private and public schools
- Access to Grant Hill hiking and horse trails located at the end of the street
- Short walk to Kanaka Creek Regional Park - Cliff Falls and fish hatchery
- Home still covered by BC New Home 10 Year Structural Defect Warranty

OPTIONAL BASEMENT SUITE



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