



RAMIREZ REAL ESTATE

PRESTIGIOUS GATED COMMUNITY

34-11442 BEST STREET | MAPLE RIDGE | V2X 7C7



4 BEDROOMS

4 BATHROOMS

3,179 SQ FT

CENTRAL LOCATION

DESCRIPTION

Prestigious gated community in west Maple Ridge with expansive views of Fraser River & mountains. This home boasts an open concept main floor with vaulted ceilings, newer backsplash, quartz counter tops and high end appliances in the kitchen. This four bedroom plus den, 4 bath home has 2 bedrooms upstairs each with it's own ensuite. The walkout basement has plenty of space for the entire family, loads of natural light and patio leading out to private yard and koi pond in the back. BONUS: EV charger in garage, roof replaced in 2022, A/C, custom window coverings including remote control in main bedroom. This home will not disappoint.

SPECIFICATIONS

STYLE OF HOME: 2 STOREY W/BSMT.

YEAR BUILT: 2004

WATER SUPPLY: CITY/MUNICIPAL

FEATURES: CENTRAL LOCATION/REC NEARBY



KW ELITE REALTY
KELLER WILLIAMS

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

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Active
R2743588
 Board: V
 House/Single Family

34 11442 BEST STREET

Maple Ridge
 Southwest Maple Ridge
 V2X 7C7

Residential Detached

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



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,199,900
Meas. Type:	Bedrooms: 4	Approx. Year Built: 2004
Frontage(feet):	Bathrooms: 4	Age: 19
Frontage(metres):	Full Baths: 3	Zoning: RM-1
Depth / Size:	Half Baths: 1	Gross Taxes: \$5,447.51
Lot Area (sq.ft.): 3,681.00	Rear Yard Exp:	For Tax Year: 2022
Lot Area (acres): 0.08	P.I.D.: 025-557-661	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: No :		
Complex/Subdiv: River Road Estates		
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, 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: **4** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double**
 Driveway Finish: **Concrete**
 Dist. to Public Transit: **2 Blocks** Dist. to School Bus: **2 Blocks**
 Title to Land: **Freehold Strata** Land Lease Expiry Year:
 Property Disc.: **Yes**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Legal: **STRATA LOT 34, PLAN BCS146, DISTRICT LOT 249, GROUP 1, 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 1 OR V, AS APPROPRIATE**

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

Site Influences:

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Garage Door Opener, Oven - Built In, Pantry, Vaulted Ceiling**

Finished Floor (Main):	1,150	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	879	Main	Living Room	19'7 x 17'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	17'7 x 14'8			x	Main 2
Finished Floor (Below):	1,150	Main	Dining Room	14'7 x 12'0			x	Above 5
Finished Floor (Basement):	0	Main	Den	12' x 11'3			x	Above 4
Finished Floor (Total):	3,179sq. ft.	Main	Foyer	11'0 x 6'0			x	Bsmt 4
Unfinished Floor:	0	Above	Primary Bedroom	15'0 x 14'3			x	
Grand Total:	3,179sq. ft.	Above	Walk-In Closet	8'7 x 5'3			x	
		Above	Bedroom	12'3 x 11'5			x	
		Above	Laundry	13'7 x 10'0			x	
		Bsmt	Recreation Room	22'2 x 12'8			x	
		Bsmt	Games Room	18'5 x 14'0			x	
		Bsmt	Bedroom	12'3 x 11'3			x	
		Bsmt	Bedroom	14'4 x 10'5			x	

Suite: **None**
 Basement: **Full**

Crawl/Bsmt. Height: **8'** # of Levels: **3**
 # of Kitchens: **1** # of Rooms: **13**

Manuf Type: Registered in MHR?:
 MHR#: CSA/BCE: PAD Rental:
 ByLaw Restrictions: **No Restrictions** Maint. Fee: **\$180.00**

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

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FLOOR PLAN: MAIN FLOOR

1,150 SQ FT



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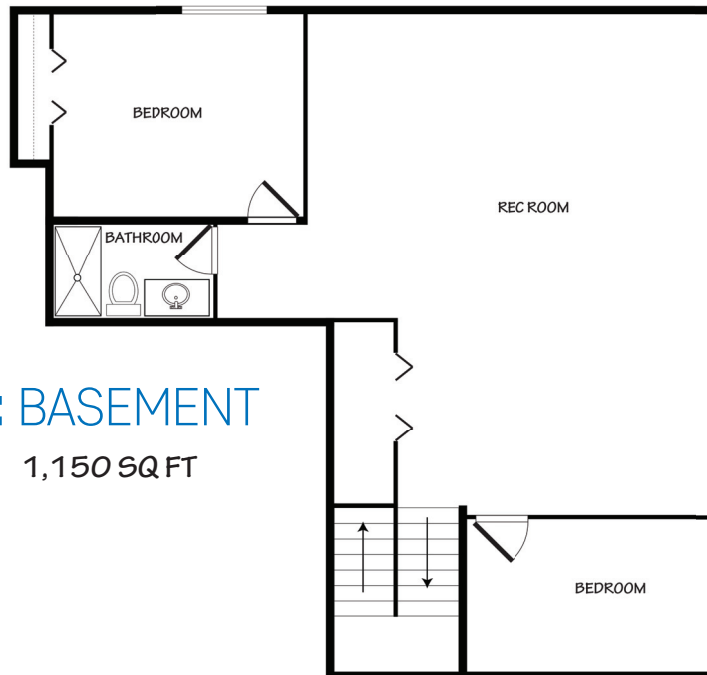
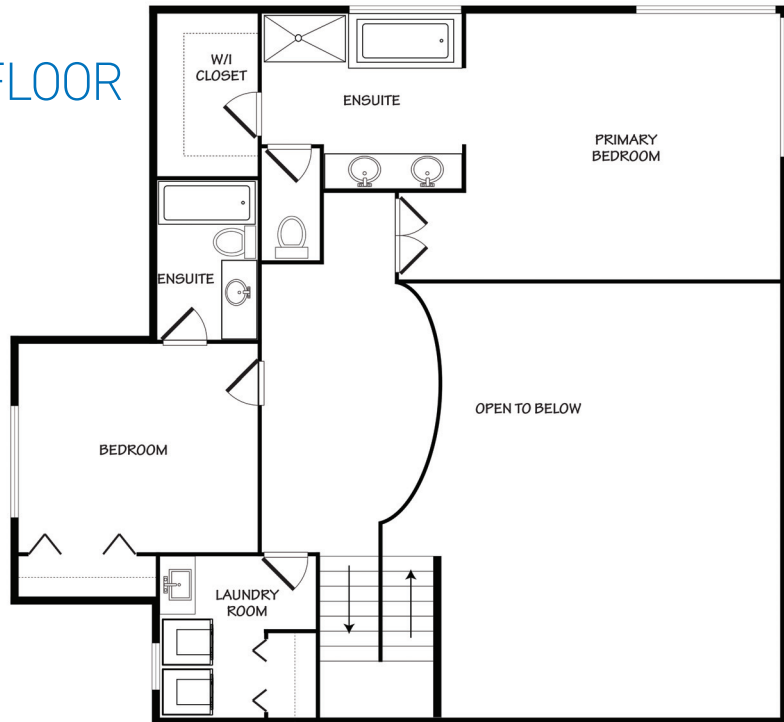
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RAMIREZ REAL ESTATE

FLOOR PLAN: UPPER FLOOR

879 SQ FT



FLOOR PLAN: BASEMENT

1,150 SQ FT



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