

Presented by:
Jason Dryburgh PREC*

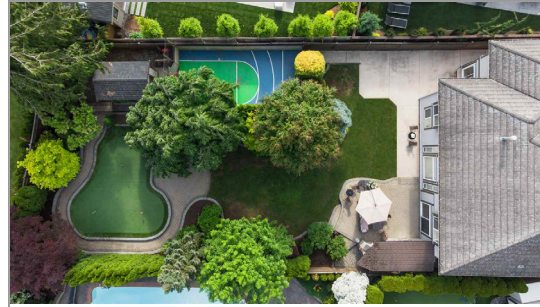
Keller Williams Elite Realty
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Active
R2460717
Board: V
House/Single Family

20220 125 AVENUE
Maple Ridge
Northwest Maple Ridge
V2X 3P4

Residential Detached
(LP)
(SP) **M**



Sold Date:	Frontage (feet):	0.00	Original Price:
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 2000
Depth / Size:	Bathrooms:	3	Age: 20
Lot Area (sq.ft.): 10,657.00	Full Baths:	2	Zoning: RES
Flood Plain: No	Half Baths:	1	Gross Taxes: \$6,713.88
Rear Yard Exp: South			For Tax Year: 2019
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 024-466-590
			Tour:

View: **Yes: Sunny South Ecp**
Complex / Subdiv: **Heath Grove**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal**

Style of Home: 2 Storey	Total Parking: 6	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Fibre Cement Board, Other, Stone	Dist. to Public Transit:	Dist. to School Bus:	
Foundation: Concrete Perimeter	Title to Land: Freehold NonStrata		
Rain Screen:	Reno. Year:	Property Disc.: Yes	
Renovations:	R.I. Plumbing:	PAD Rental:	
# of Fireplaces: 2	R.I. Fireplaces:	Fixtures Leased: No	
Fireplace Fuel: Natural Gas	Metered Water:	Fixtures Rmvd: :	
Water Supply: City/Municipal		Floor Finish: Hardwood, Tile, Wall/Wall/Mixed	
Fuel/Heating: Forced Air, Natural Gas			
Outdoor Area: Fenced Yard, Patio(s)			
Type of Roof: Tile - Concrete			

Legal: **LOT 10, PLAN LMP41518, DISTRICT LOT 263, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central**

Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **Air Conditioning**

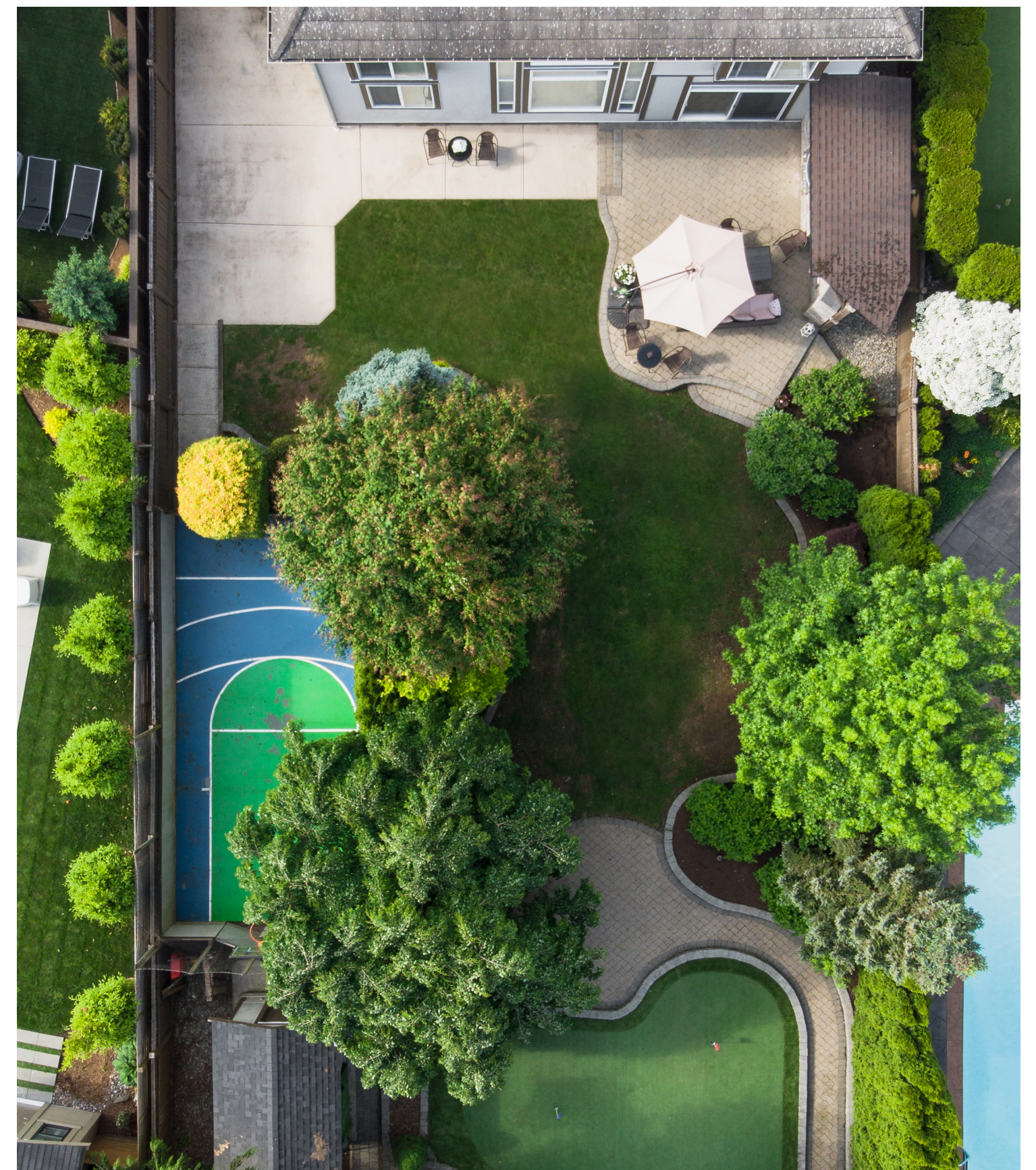
Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'8 x 8'9	Above	Bedroom	10'11 x 15'3			x
Main	Living Room	11'3 x 14'3	Above	Bedroom	15'5 x 10'4			x
Main	Dining Room	11'3 x 11'7	Above	Bedroom	10'8 x 17'9			x
Main	Kitchen	13'4 x 23'2						x
Main	Family Room	14'5 x 17'8						x
Main	Flex Room	9'11 x 10'5						x
Main	Recreation	18'2 x 15'1						x
Main	Laundry	6'4 x 13'6						x
Above	Master Bedroom	13'6 x 16'8						x
Above	Walk-In Closet	5'11 x 8'5						x

Finished Floor (Main):	1,770	# of Rooms:	13	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,376	# of Kitchens:	1	1	Main	2	No	Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Above	5	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3	Above	3	No	Pool:
Finished Floor (Total):	3,146 sq. ft.	Crawl/Bsmt. Height:	4'	4				Garage Sz:
Unfinished Floor:	0	Beds in Basement:	0	5				Grg Dr Ht:
Grand Total:	3,146 sq. ft.	Basement:	Crawl	6				
				7				
				8				

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

EXECUTIVE.WESTSIDE.CUSTOM. Celebrating a RARE Opportunity in Exclusive HEATH GROVE. HIGHLIGHTS..LAND-Expansive 1/4 acre (10,657ft) Flat+Sunny South Exp Lot+Oversized Driveway..SPACE- Sprawling Flat Entry Main | Perfect Balance of Open Concept-Traditional | Bright+Airy Vaulted Great Room(17FT)+Fam Room(11'10) | 1376ft Above-4 Spacious Beds+Walk-In Closets Throughout | 4ft Usable Crawl.. QUALITY-Originally Local Builder's Family Home | Long Life Tile Roof | A/C | 4ft Interior Staircase | Real Hardwood+Tile | Massive Chef Kitchen w/New Fridge | Potential Master on Main.. YARD- Private DREAM Oasis-Putting Green+Sport Court+Gardens+Stone Tile Built-In BBQ+GAS F/P Lounge+Large Lawn! NEIGHBORHOOD-PRIME NW Setting | Amazing Access to Golden Ears+HWY1 in Minutes | Walk to Shopping | Schools Nearby.

RED Full Public
The enclosed information, while deemed to be correct, is not guaranteed.
PREC* indicates 'Personal Real Estate Corporation'.
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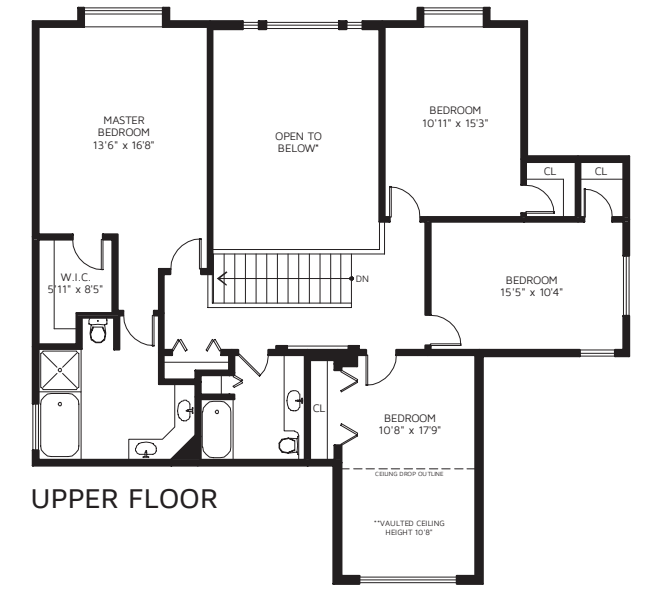
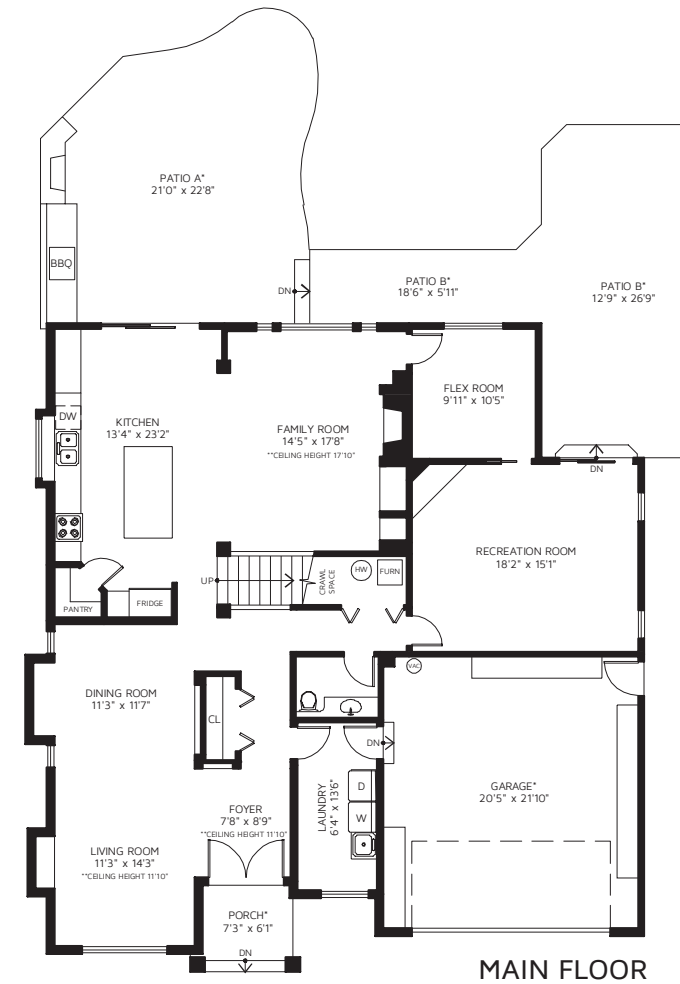
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20220 125 AVE, MAPLE RIDGE, V2X 3P4



UPPER FLOOR	1,376 SQ FT
MAIN FLOOR	1,770 SQ FT
TOTAL FINISHED AREA	3,146 SQ FT

PORCH*	44 SQ FT
GARAGE*	469 SQ FT
PATIO A*	467 SQ FT
PATIO B*	451 SQ FT

*NOT INCLUDED IN OVERALL SQUARE FOOTAGE

360hometours.ca FLOOR PLAN IS PROVIDED BY REAL MEASUREMENTS AND RENDERINGS. FOR PROMOTIONAL USE ONLY. NOT FOR ARCHITECTURAL OR CONSTRUCTION USE. AREA IS CALCULATED USING ANSI Z765 - 2003 METHOD. WHILE EVERY EFFORT IS MADE TO ENSURE THE ACCURACY, DIMENSIONS AND TOTAL AREA ARE NOT GUARANTEED. E&OE