Presented by:

Jason Dryburgh PREC*

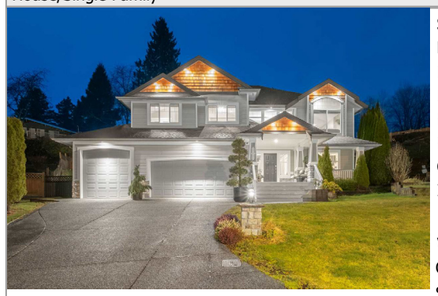
Keller Williams Elite Realty
Phone: 604-839-3004
https://MRKTrealtors.com
jason@mrktrealtors.com

Active
R2542108
Board: V
House/Single Family

22785 HOLYROOD AVENUE

Maple Ridge
East Central
V2X 6E7

Residential Detached
$1,748,000 (LP)
(SP)



Sold Date:		Frontage (feet):	**0.00**	Original Price:	**$1,748,000**
Meas. Type:	**Feet**	Bedrooms:	**5**	Approx. Year Built:	**2002**
Depth / Size:		Bathrooms:	**3**	Age:	**19**
Lot Area (sq.ft.):	**19,123.00**	Full Baths:	**3**	Zoning:	**RS1-B**
Flood Plain:	**No**	Half Baths:	**0**	Gross Taxes:	**$7,053.46**
Rear Yard Exp:	**East**			For Tax Year:	**2020**
Council Apprv?:				Tax Inc. Utilities?:	**No**
If new, GST/HST inc?:				P.I.D.:	**025-112-414**
				Tour:	

View: **Yes: SUNSET COLOURS FROM FRONT**
Complex / Subdiv: **HOLYROOD ESTATES**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt., 3 Storey**
Construction: **Frame - Wood**
Exterior: **Glass, Stone, Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen: Reno. Year:
Renovations: **Partly** R.I. Plumbing:
# of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal** Metered Water:
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

Total Parking: **7** Covered Parking: **3** Parking Access: **Front**
Parking: **Add. Parking Avail., Garage; Triple, RV Parking Avail.**

Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Hardwood, Mixed, Tile**

Legal: **LOT 12, PLAN LMP50997, DISTRICT LOT 401, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Cul-de-Sac, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **Clothes Dryer, Drapes/Window Coverings, Hot Tub Spa/Swirlpool, Security System, Vacuum - Built In, Wet Bar**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Below	**Foyer**	**10'2 x 8'3**	**Main**	**Kitchen**	**11'7 x 12'2**			**x**
Below	**Bedroom**	**11'6 x 12'8**	**Main**	**Eating Area**	**10'5 x 8'4**			**x**
Below	**Laundry**	**9'0 x 7'6**	**Main**	**Master Bedroom**	**15'11 x 12'6**			**x**
Bsmt	**Den**	**10'10 x 5'6**	**Main**	**Walk-In Closet**	**7'4 x 6'0**			**x**
Bsmt	**Bedroom**	**12'4 x 14'6**	**Main**	**Bedroom**	**12'0 x 9'8**			**x**
Bsmt	**Kitchen**	**10'10 x 14'11**	**Main**	**Bedroom**	**10'0 x 13'0**			**x**
Bsmt	**Living Room**	**20'2 x 11'9**			**x**			**x**
Main	**Living Room**	**12'1 x 15'5**			**x**			**x**
Main	**Dining Room**	**13'7 x 10'1**			**x**			**x**
Main	**Family Room**	**17'6 x 12'5**			**x**			**x**

Finished Floor (Main):	**1,827**
Finished Floor (Above):	**0**
Finished Floor (Below):	**1,564**
Finished Floor (Basement):	**0**
Finished Floor (Total):	**3,391 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**3,391 sq. ft.**

# of Rooms: **16**
# of Kitchens: **2**
# of Levels: **2**
Suite: **Unauthorized Suite**
Crawl/Bsmt. Height:
Beds in Basement: **1** Beds not in Basement: **4**
Basement: **Fully Finished, Separate Entry**

Bath	Floor	# of Pieces	Ensuite?
1	**Bsmt**	**3**	**No**
2	**Main**	**5**	**Yes**
3	**Main**	**3**	**No**
4			
5			
6			
7			
8			

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Grg Dr Ht:

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

SPRAWLING+CENTRAL! Perfect Mix of Modern Design+Comforts of Country Living-Steps to Town. LAND! Sunny 19,123ft (.44 Acre) Private Terraced Yard tucked in Quiet Culdesac. RARE Laneway Access in rear via NEW Gate, to Open Parking Area. Dream Yard-Koi Pond+Hot Tub+Gazebo+Garden+Storage Shed. SPACE! Bright+Airy 2 Level, 4or5 Bed Home. TRIPLE GARAGE+BOAT DEPTH! Enter Cozy Sunset Porch to Stunning Foyer. Open Concept Main+ Bright Office. DESIGN. Luxury Top-Bottom. Engineer H/W, Glass Railings, Premium Lighting, Custom Wet bar w/Dual Wine Fridges. DREAM Chef Kitchen w/Commercial Appliance inc/72" Fridge/Freezer. SUITE! 1 Bed+Den Suite. Separate Entry+Private Yard+Patio. Perfect for Parents+Income. HOOD! Holyrood Estates-Exclusive Family Community close Town+Schools. Minutes to West Coast Express.

RED Full Public

The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Real Estate Board of Greater Vancouver Board ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC* indicates 'Personal Real Estate Corporation'.

02/23/2021 02:01 PM

This is not intended to cause or induce a breach of an existing agency agreement.

MRTKrealtors.com

604 465 1850 team@MRKTrealtors.com MRKTrealtors.com

MRKT. REAL ESTATE GROUP

JASON DRYBURGH
PERSONAL REAL ESTATE CORPORATION
604-839-3004 jason@MRKTrealtors.com

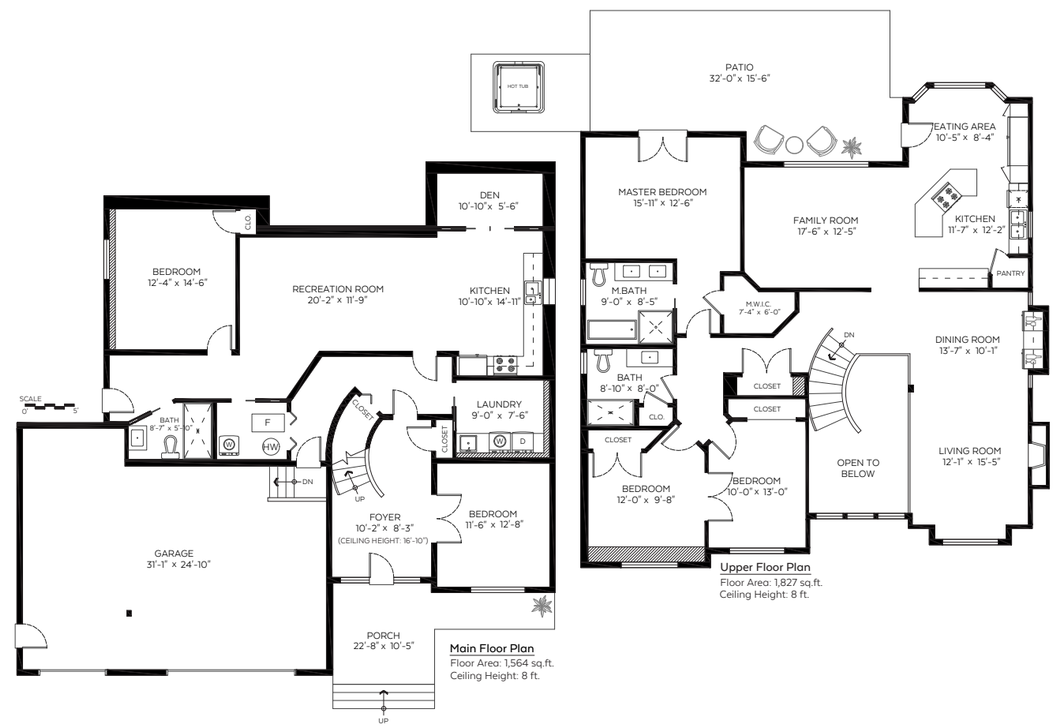
OWN YOUR MARKET

22785 Holyrood Avenue,
Maple Ridge, B.C.

Main Floor:	1,827 sq.ft.
Lower Floor:	1,564 sq.ft.
Total:	**3,391 sq.ft.**
Open to Below:	141 sq.ft.

Auxiliary Area

Garage:	734 sq.ft.
Patio:	532 sq.ft.
Porch:	154 sq.ft.



kw ELITE REALTY
KELLERWILLIAMS.

NORTH

Valid Until: October 19, 2021

The floor plan is not suitable for architectural/construction and is covered under E&O. © Excelsior Measuring Inc. 2021. All rights reserved for Excelsior Measuring Inc. Users shall not publish and distribute such material (in whole or in part) and/or incorporate it in other works in any form.

EXCELLING TOGETHER EXCELSIOR Since 2006

360 hometours.ca since 2006