Presented by:

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Active
R2569126
Board: V
House/Single Family

21995 ISAAC CRESCENT

Maple Ridge
West Central
V2X 8N8

Residential Detached
$1,399,000 (LP)
(SP)

Sold Date:		Frontage (feet):	**0.00**	Original Price:	**$1,399,000**
Meas. Type:	**Feet**	Bedrooms:	**5**	Approx. Year Built:	**2004**
Depth / Size:		Bathrooms:	**4**	Age:	**17**
Lot Area (sq.ft.):	**6,082.00**	Full Baths:	**3**	Zoning:	**RS1B**
Flood Plain:	**No**	Half Baths:	**1**	Gross Taxes:	**$5,971.50**
Rear Yard Exp:	**Northwest**			For Tax Year:	**2020**
Council Apprv?:				Tax Inc. Utilities?:	**No**
If new, GST/HST inc?:				P.I.D.:	**025-894-706**
				Tour:	

View: **Yes: STUNNING GOLDEN EARS MTN**
Complex / Subdiv: **DAVISON 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, Wood**		
Foundation:	**Concrete Perimeter**		
Rain Screen:		Reno. Year:	
Renovations:	**Partly**	R.I. Plumbing:	
# of Fireplaces:	**2**	R.I. Fireplaces:	
Fireplace Fuel:	**Natural Gas**		
Water Supply:	**City/Municipal**	Metered Water:	
Fuel/Heating:	**Forced Air, Natural Gas**		
Outdoor Area:	**Balcony(s), Fenced Yard, Patio(s)**		
Type of Roof:	**Asphalt**		

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **Add. Parking Avail., Garage; Double, Open**

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

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

Legal: **LOT 2, PLAN BCP10190, DISTRICT LOT 395, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Private Yard, Recreation Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Security - Roughed In, Vacuum - Built In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	**Foyer**	**6'8 x 9'8**	**Above**	**Bedroom**	**10'5 x 13'11**			**x**
Main	**Living Room**	**12'0 x 13'5**	**Above**	**Bedroom**	**10'5 x 13'8**			**x**
Main	**Dining Room**	**13'5 x 14'4**	**Bsmt**	**Recreation**	**11'10 x 19'4**			**x**
Main	**Family Room**	**17'1 x 14'10**	**Bsmt**	**Living Room**	**16'5 x 11'10**			**x**
Main	**Eating Area**	**11'1 x 8'1**	**Bsmt**	**Dining Room**	**10'9 x 12'10**			**x**
Main	**Kitchen**	**17'8 x 12'10**	**Bsmt**	**Kitchen**	**16'0 x 7'4**			**x**
Main	**Mud Room**	**8'6 x 8'2**	**Bsmt**	**Flex Room**	**12'9 x 12'0**			**x**
Above	**Master Bedroom**	**17'7 x 14'8**	**Bsmt**	**Bedroom**	**9'7 x 12'4**			**x**
Above	**Walk-In Closet**	**10'2 x 5'9**	**Bsmt**	**Storage**	**11'5 x 4'5**			**x**
Above	**Bedroom**	**11'7 x 12'6**			**x**			**x**

Finished Floor (Main):	**1,419**
Finished Floor (Above):	**1,313**
Finished Floor (Below):	**0**
Finished Floor (Basement):	**1,408**
Finished Floor (Total):	**4,140 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**4,140 sq. ft.**

# of Rooms: **19**
# of Kitchens: **2**
# of Levels: **3**
Suite: **Unauthorized Suite**
Crawl/Bsmt. Height:
Beds in Basement: **1** Beds not in Basement: **4**
Basement: **Fully Finished**

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

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

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

A GOLDEN OPPORTUNITY. Highlights of a RARE+STUNNING Home in Renowned Family Subdivision..SETTING! Sprawling 6082ft Sun Drenched Yard on Crest for Stunning GOLDEN EARS Views Top-Bottom. Flat+Private-Perfect to Entertain+Greenthumb's Oasis. Loads of Parking. Desirable WESTSIDE-Walk to Parks&Schools+EasyCommute. SPACE! Rare 3 Level Spread over 4140ft of IMMACULATE Bright+Airy Design. Flat Entry-ExpansiveMain-Perfect Balance Open Concept/Traditional. Huge Sundeck w/Gas BBQ. Above: Dream Master w/Endless MtnViews+Walk-In+Spa Ensuite. 2Beds w/Jack&Jill+Flex Room/Easy 4th Bed. QUALITY. Hardwood Floors, Rich Millwork+Moulding. 2 Stone Gas F/P. Original Owner + Absolutely Spotless. BSMT! 1408ft Flexible Layout = In-Laws DREAM Walkout Suite (1or2Beds) w/Modern Kitchen, Ensuite Bath, Covered Patio!

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

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MRKT. REAL ESTATE GROUP

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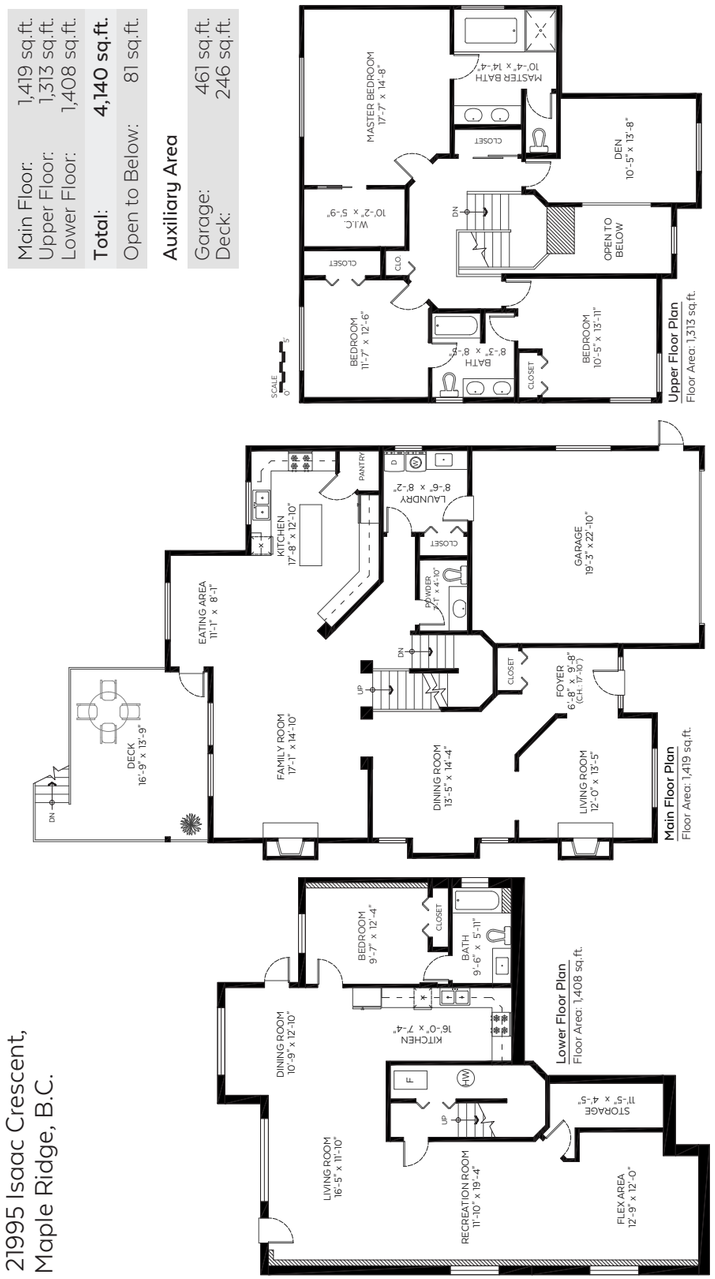
OWN YOUR MARKET

Main Floor:	1,419 sq.ft.
Upper Floor:	1,313 sq.ft.
Lower Floor:	1,408 sq.ft.
Total:	**4,140 sq.ft.**
Open to Below:	81 sq.ft.

Auxiliary Area

Garage:	461 sq.ft.
Deck:	246 sq.ft.



21995 Isaac Crescent,
Maple Ridge, B.C.

360 hometours.ca since 2006

EXCELLING TOGETHER EXCELSIOR

Valid Until: December 16, 2021

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