



Presented by:
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Active
R2635034
 Board: V
 House/Single Family

22088 126 AVENUE
 Maple Ridge
 West Central
 V2X 0V8

Residential Detached
\$1,248,800 (LP)
 (SP) **M**



Sold Date:
 Meas. Type: **Feet**
 Frontage(feet): **0.00**
 Frontage(metres):
 Depth / Size:
 Lot Area (sq.ft.): **6,001.73**
 Lot Area (acres): **0.14**
 Flood Plain: **No**
 View: **Yes: PRIVATE SUNNY OASIS**
 Complex/Subdiv: **DAVISON SUBDIVISION**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

If new, GST/HST inc?:
 Bedrooms: **3**
 Bathrooms: **2**
 Full Baths: **2**
 Half Baths: **0**
 Rear Yard Exp: **South**
 P.I.D.: **001-125-907**

Original Price: **\$1,248,800**
 Approx. Year Built: **1985**
 Age: **36**
 Zoning: **RS-1B**
 Gross Taxes: **\$5,057.64**
 For Tax Year: **2021**
 Tax Inc. Utilities?: **No**
 Tour:

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey, Rancher/Bungalow**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double**
 Driveway Finish: **Concrete**
 Dist. to Public Transit: **WALK** Dist. to School Bus: **WALK**
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **:**
 Floor Finish: **Tile, Vinyl/Linoleum, Carpet**

Legal: **LOT 222, PLAN NWP69033, DISTRICT LOT 395, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden, Storage, Swirlpool/Hot Tub, Wheelchair Access**

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

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Hot Tub Spa/Swirlpool, Microwave, Storage Shed, Windows - Thermo**

Finished Floor (Main):	1,547	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Foyer	10'9 x 6'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	16'1 x 21'8			x	Main 4
Finished Floor (Below):	0	Main	Dining Room	14'1 x 10'9			x	Main 3
Finished Floor (Basement):	0	Main	Kitchen	9'7 x 9'5			x	
Finished Floor (Total):	1,547sq. ft.	Main	Eating Area	8'0 x 9'5			x	
Unfinished Floor:	0	Main	Master Bedroom	14'2 x 11'0			x	
Grand Total:	1,547sq. ft.	Main	Walk-In Closet	6'1 x 4'2			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	11'6 x 9'2			x	
		Main	Bedroom	9'5 x 9'6			x	
		Main	Laundry	7'5 x 8'0			x	
Suite:							x	
Basement: Crawl							x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 10	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Celebrating a stunning+modern RANCHER in sought after Davison family subdivision - steps to schools plus awesome west central setting for commuters! Greet your guests w/ gorgeous curb appeal inc/impeccable landscaping & exterior updates! Well appointed 1547ft, 3bed/2bath, airy plan sprawling across single level-feels so much larger. Recently overhauled to perfection in quality+trendy design inc/ beautiful farm style gourmet kitchen, designer lighting, rich vinyl flooring, custom moulding, wainscoting + built-in millwork throughout. Don't lift a finger! Move-in + enjoy today. Bonus 3ft crawl space for storage and spacious DREAM garage inc/vinyl composite tile flooring, unique picture windows & more. Entertain or unwind in your private backyard oasis - new covered deck, hot tub & usable yard!

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OWN YOUR MARKET

22088 126 Avenue,
Maple Ridge, B.C.

Main Floor:	1,430 sq.ft.
Ceiling Height:	8 ft.
Auxiliary Area	
Garage:	427 sq.ft.

