

Presented by:
Jason Dryburgh PREC*

Keller Williams Elite Realty

https://MRKTrealtors.com
jason@mrktrealtors.com



Active
R2650518
Board: V
House/Single Family

7 11442 BEST STREET
Maple Ridge
Southwest Maple Ridge
V2X 7C7

Residential Detached
\$1,248,000 (LP)
(SP) **M**



Sold Date: _____ If new, GST/HST inc?: _____ Original Price: **\$1,248,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **2003**
Frontage(feet): **0.00** Bathrooms: **4** Age: **19**
Frontage(metres): _____ Full Baths: **2** Zoning: **RM-1**
Depth / Size: _____ Half Baths: **2** Gross Taxes: **\$4,788.71**
Lot Area (sq.ft.): **3,460.00** Rear Yard Exp: _____ For Tax Year: **2021**
Lot Area (acres): **0.08** P.I.D.: **025-557-394** Tax Inc. Utilities?: **No**
Flood Plain: _____ Tour: _____
View: **Yes: RIVER & GOLF COURSE**
Complex/Subdiv: **RIVER ROAD ESTATES**
Services Connected: **Community**

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

Style of Home: **2 Storey w/ Bsmt.**
Construction: **Frame - Wood**
Exterior: **Vinyl, Wood**
Foundation: **Concrete Perimeter**

Renovations: _____ Reno. Year: _____
of Fireplaces: **1** R.I. Fireplaces: _____ Rain Screen: _____
Fireplace Fuel: **Natural Gas** Metered Water: _____
Fuel/Heating: **Forced Air** R.I. Plumbing: _____
Outdoor Area: **Patio(s) & Deck(s)** Fixtures Rmvd: _____
Type of Roof: **Asphalt** Floor Finish: **Laminate, Mixed, Tile**

Total Parking: **4** Covered Parking: **2** Parking Access: _____
Parking: **Garage; Double**
Driveway Finish: _____
Dist. to Public Transit: _____ Dist. to School Bus: _____
Title to Land: **Freehold Strata** Land Lease Expiry Year: _____
Property Disc.: **Yes**
Fixtures Leased: **No**

Legal: **STRATA LOT 7, 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: **None**

Site Influences: **Adult Oriented**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,246	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	878	Main	Foyer	7'0 x 10'8	x			Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	14'3 x 11'11	x			Main 2
Finished Floor (Below):	903	Main	Dining Room	16'5 x 11'3	x			Above 5
Finished Floor (Basement):	0	Main	Kitchen	10'11 x 17'7	x			Above 4
Finished Floor (Total):	3,027sq. ft.	Main	Family Room	27'3 x 13'3	x			Bsmt 2
Unfinished Floor:	0	Above	Master Bedroom	13'10 x 16'7	x			
Grand Total:	3,027sq. ft.	Above	Walk-In Closet	7'0 x 9'1	x			
Fir Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	16'0 x 10'8	x			
		Below	Bedroom	15'7 x 13'1	x			
		Below	Recreation Room	10'0 x 21'5	x			
		Below	Bar Room	8'4 x 6'4	x			
		Below	Utility	6'4 x 6'5	x			
		Below	Laundry	9'8 x 5'0	x			

Crawl/Bsmt. Height: # of Levels: **3** Manuf Type: _____ Registered in MHR?: _____ PAD Rental: _____
of Kitchens: **1** # of Rooms: **13** MHR#: _____ CSA/BCE: _____ Maint. Fee: **\$165.00**
ByLaw Restrictions: **Age Restrictions**

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

A RIVERFRONT DREAM. Highlights of an absolute STUNNER home tucked away in renowned RIVER ROAD ESTATES boutique gated community on the shores of FRASER RIVER.. SETTING. Enjoy WEST side living steps to Maple Ridge Golf! Set at crest of hill&between adjacent homes for ALL day water view+SOUTHWEST sunshine/sunsets beaming through spacious front porch, family room & Master bed+ bonus terrace! SPACE. Well designed modern+open plan over 3027ft, 3 bed/3.5 baths! Dramatic main inc/expansive chef's kitchen, bright vaulted living, walkout to private greenbelt yard w/newer patio! Above 2 beds w/ensuites inc/DREAM master w/view terrace! Added R/I laundry in closet! BELOW enjoy custom wetbar+rec zone, bedroom+bath..RARE. Highly sought after, immaculate homeowner pride, 19+ age, no rentals! Central A/C!

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7 11442 BEST ST | MAPLE RIDGE

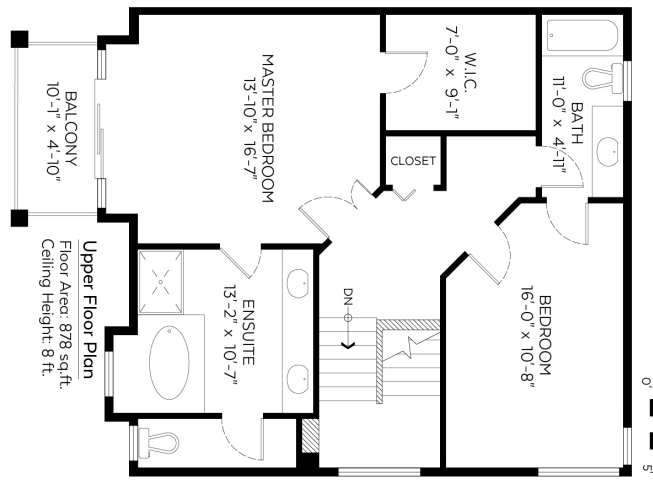
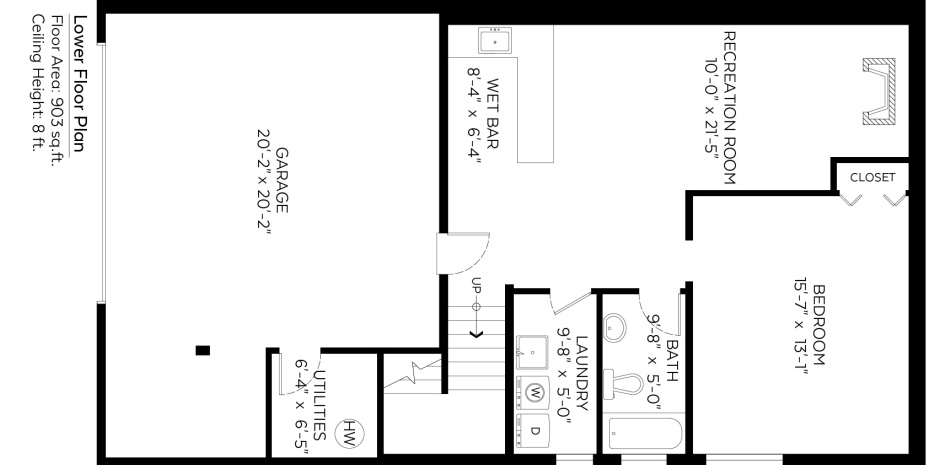
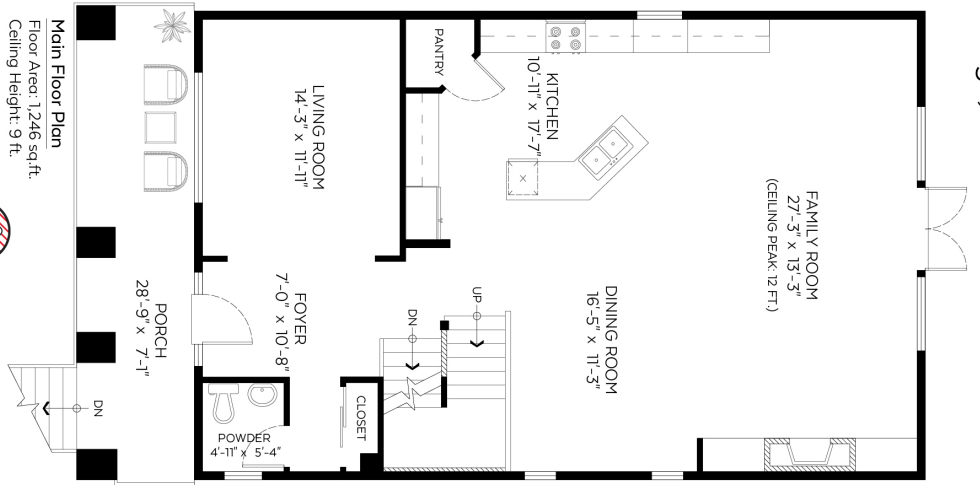
604 465 1850 team@MRKTrealtors.com MRKTrealtors.com



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

OWN YOUR MARKET

#7-11442 Best Street,
Maple Ridge, B.C.



Main Floor:	1,246 sq.ft.
Upper Floor:	878 sq.ft.
Lower Floor:	903 sq.ft.
Total:	3,027 sq.ft.
Auxiliary Area	
Garage:	509 sq.ft.
Porch:	186 sq.ft.
Balcony:	49 sq.ft.

Main Floor Plan
Floor Area: 1,246 sq.ft.
Ceiling Height: 9 ft.

Lower Floor Plan
Floor Area: 903 sq.ft.
Ceiling Height: 8 ft.

Valid Until: October 03, 2022



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