



Presented by: **Annie Bridge PREC***

Keller Williams Elite Realty
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Active
R2650772
Board: V
House/Single Family

27830 LAUREL PLACE
Maple Ridge
Northeast
V2W 1N4

Residential Detached
\$1,488,800 (LP)
(SP)



Sold Date: _____ If new, GST/HST inc?: _____ Original Price: **\$1,488,800**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1989**
Frontage(feet): **0.00** Bathrooms: **3** Age: **33**
Frontage(metres): **0.00** Full Baths: **2** Zoning: **RS2**
Depth / Size: _____ Half Baths: **1** Gross Taxes: **\$5,595.01**
Lot Area (sq.ft.): **43,037.28** Rear Yard Exp: _____ For Tax Year: **2021**
Lot Area (acres): **0.99** P.I.D.: **002-127-750** Tax Inc. Utilities?: **No**
Flood Plain: _____ Tour: _____
View: **: Forest**
Complex/Subdiv: _____
Services Connected: **Electricity, Natural Gas, Septic, Water**

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

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Renovations: _____ Reno. Year: _____
of Fireplaces: **1** R.I. Fireplaces: _____ Rain Screen: _____
Fireplace Fuel: **Natural Gas** Metered Water: _____
Fuel/Heating: **Natural Gas** R.I. Plumbing: _____
Outdoor Area: **Fenced Yard, Patio(s)** Fixtures Leased: **No**
Type of Roof: **Asphalt** Fixtures Rmvd: _____
Floor Finish: **Mixed**

Total Parking: **10** Covered Parking: **1** Parking Access: _____
Parking: **Add. Parking Avail., Garage, Single, Other**
Driveway Finish: _____
Dist. to Public Transit: **3 Blocks** Dist. to School Bus: **3 Blocks**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year: _____
Property Disc.: **Yes**
Fixtures Leased: **No**

Legal: **LOT 77, PLAN NWP67276, DISTRICT LOT 4111, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & DL 6881**

Amenities:

Site Influences: **Greenbelt, Private Setting, Private Yard, Rural Setting, Treed**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,185	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,066	Main	Foyer	11'3 x 7'6	Bsmt	Other	13'8 x 11'2	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	14'0 x 16'10	Bsmt	Storage	21'2 x 11'2	Main 2
Finished Floor (Below):	0	Main	Dining Room	10'7 x 10'1	Bsmt	Storage	12'0 x 8'0	Above 4
Finished Floor (Basement):	0	Main	Kitchen	13'1 x 13'6			x	Above 4
Finished Floor (Total):	2,251 sq. ft.	Main	Family Room	17'0 x 13'6			x	
Unfinished Floor:	1,156	Main	Bedroom	11'0 x 11'2			x	
Grand Total:	3,407 sq. ft.	Main	Laundry	8'3 x 6'0			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Master Bedroom	14'0 x 18'11			x	
Suite:		Main	Walk-In Closet	7'7 x 8'1			x	
Basement: Unfinished		Above	Bedroom	10'11 x 10'0			x	
		Above	Bedroom	11'0 x 10'0			x	
		Above	Bedroom	10'11 x 10'3			x	
		Bsmt	Utility	38'7 x 13'2			x	

Crawl/Bsmt. Height: # of Levels: **3** Manuf Type: _____ Registered in MHR?: _____ PAD Rental: _____
MHR#: _____ CSA/BCE: _____ Maint. Fee: _____
of Kitchens: **1** # of Rooms: **16** ByLaw Restrictions: _____

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

SERENE & GREEN | COUNTRY CHARM. Welcome to your own slice of heaven! One acre set on a quiet cul-de-sac, tucked away from the road + snuggled into mature trees. Drive down your private driveway where a wrap-around porch greets you. Tastefully updated 5 bed 3 bath w/white oak hardwood flooring throughout. Boasting a formal dining room, cozy family room w/fireplace, large office/5th bed & powder room on MAIN. Soaked in natural light w/green through every window. Kitchen + massive outdoor deck ready for your ideas. Enjoy 4 beds up. Beautiful master & ensuite, luxuriously renovated main bath w/heated floors. BASEMENT is open plan & ready for your ideas. A true gardening paradise backs onto the protected Kanaka Regional Park. Ample veggie beds, tons of gardens w/huge flat fully fenced yard!

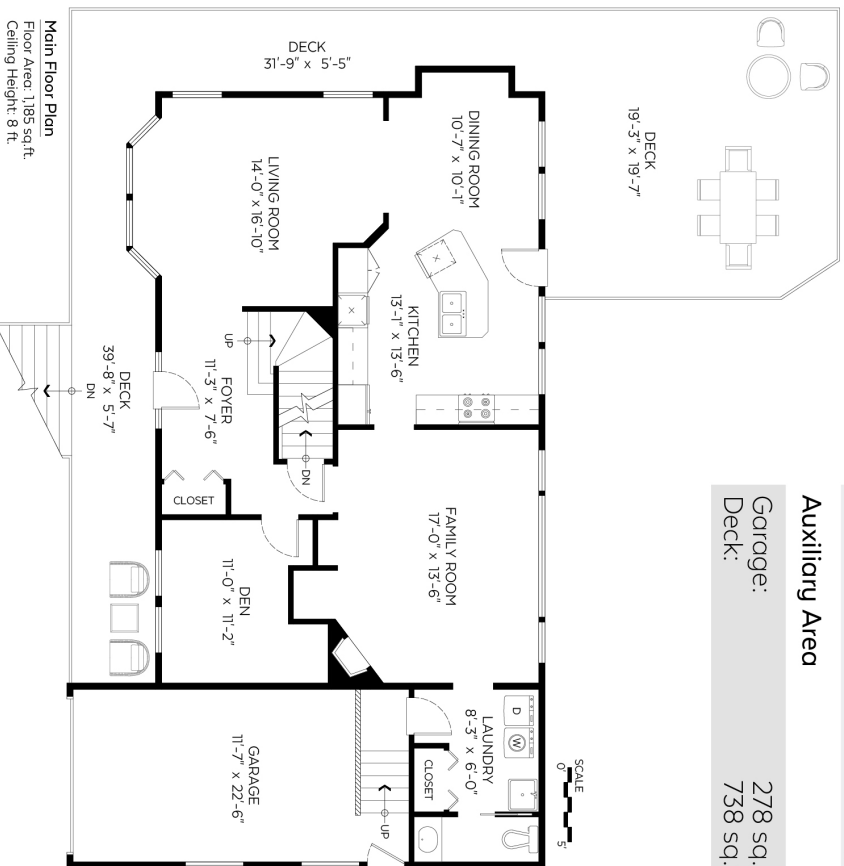
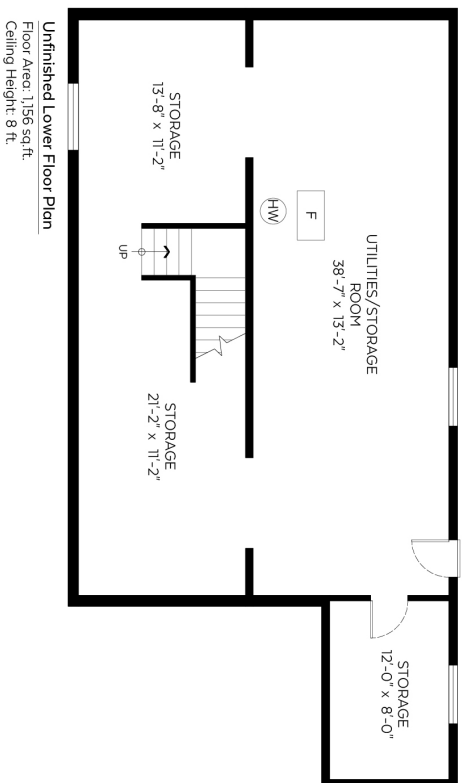
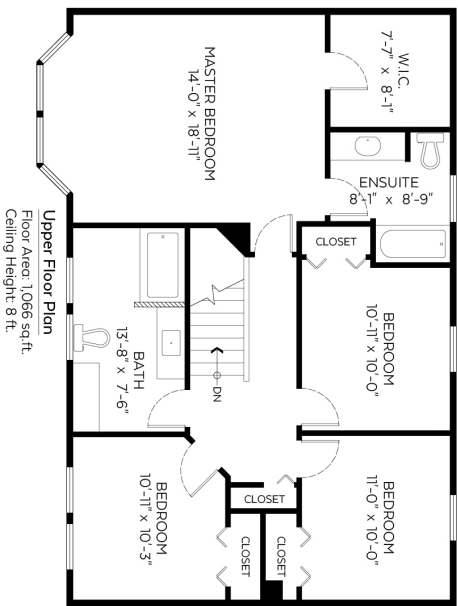
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27830 Laurel Place,
Maple Ridge, B.C.



Main Floor:	1,185 sq.ft.
Upper Floor:	1,066 sq.ft.
Total:	2,251 sq.ft.
Unfin. Lower Floor:	1,156 sq.ft.
Grand Total:	3,407 sq.ft.
Auxiliary Area	
Garage:	278 sq.ft.
Deck:	738 sq.ft.



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