



Presented by:  
**Jason Dryburgh PREC\***

Keller Williams Elite Realty


<https://MRKTrealtors.com>  
[jason@mrktrealtors.com](mailto:jason@mrktrealtors.com)



**Active**  
**R2655757**  
Board: V  
House with Acreage

**12218 MCNUTT ROAD**  
Maple Ridge  
Northeast  
V2W 1N6

Residential Detached  
**\$2,999,000** (LP)  
(SP)



Sold Date: \_\_\_\_\_ If new, GST/HST inc?: **No** Original Price: **\$2,999,000**  
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1963**  
 Frontage(feet): **0.00** Bathrooms: **3** Age: **59**  
 Frontage(metres): \_\_\_\_\_ Full Baths: **3** Zoning: **RS-3**  
 Depth / Size: \_\_\_\_\_ Half Baths: **0** Gross Taxes: **\$6,756.30**  
 Lot Area (sq.ft.): **87,120.00** Rear Yard Exp: \_\_\_\_\_ For Tax Year: **2021**  
 Lot Area (acres): **2.00** P.I.D.: **009-100-636** Tax Inc. Utilities?: **No**  
 Flood Plain: \_\_\_\_\_ Tour: [Virtual Tour URL](#)  
 View: **Yes: SUNNY+PRIVATE+TREED PARADISE**  
 Complex/Subdiv: \_\_\_\_\_  
 Services Connected: **Electricity, Natural Gas, Septic, Water**

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

Style of Home: **Carriage/Coach House, Rancher/Bungalow**  
 Construction: **Frame - Wood**  
 Exterior: **Glass, Stone, Wood**  
 Foundation: **Concrete Perimeter**

Total Parking: **30** Covered Parking: **15** Parking Access: **Front, Side**  
 Parking: **Carpport; Multiple, DetachedGrge/Carpport**  
 Driveway Finish: **Asphalt**  
 Dist. to Public Transit: \_\_\_\_\_ Dist. to School Bus: \_\_\_\_\_  
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year: \_\_\_\_\_  
 Property Disc.: **Yes**  
 Fixtures Leased: **No** : \_\_\_\_\_  
 Fixtures Rmvd: **No** : \_\_\_\_\_  
 Floor Finish: **Hardwood, Mixed, Tile**

Renovations: **Completely** Reno. Year: \_\_\_\_\_  
 # of Fireplaces: **1** R.I. Fireplaces: \_\_\_\_\_ Rain Screen: \_\_\_\_\_  
 Fireplace Fuel: **Natural Gas** Metered Water: \_\_\_\_\_  
 Fuel/Heating: **Forced Air, Heat Pump, Radiant** R.I. Plumbing: \_\_\_\_\_  
 Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**  
 Type of Roof: **Asphalt, Metal**

Legal: **LOT 18, PLAN NWP22392, SECTION 20, TOWNSHIP 15, NEW WESTMINSTER LAND DISTRICT, MANUFACTURED HOME REG.# Z789456**

Amenities: **Playground, Swirlpool/Hot Tub, Workshop Detached**

Site Influences: **Paved Road, Private Setting, Recreation Nearby, Rural Setting, Treed**  
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Hot Tub Spa/Swirlpool, Wet Bar**

Finished Floor (Main):	2,071	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Foyer	12'8 x 5'2	Below	Bedroom	11'0 x 15'8	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	15'8 x 12'2	Below	Kitchen	14'8 x 6'9	Main 5
Finished Floor (Below):	1,417	Main	Dining Room	11'7 x 16'4				Main 4
Finished Floor (Basement):	0	Main	Kitchen	11'4 x 14'7				Below 4
Finished Floor (Total):	3,488sq. ft.	Main	Family Room	14'3 x 19'6				
Unfinished Floor:	0	Main	Master Bedroom	12'8 x 12'4				
Grand Total:	3,488sq. ft.	Main	Bedroom	10'3 x 15'8				
Fir Area (Det'd 2nd Res):	1,417sq. ft.	Main	Bedroom	12'8 x 9'2				
Suite: <b>Other</b>		Main	Bedroom	9'7 x 8'8				
Basement: <b>Crawl</b>		Below	Laundry	8'1 x 14'3				
		Below	Games Room	17'0 x 17'0				
		Below	Dining Room	11'6 x 23'2				
		Below	Living Room	20'0 x 15'6				

Crawl/Bsmt. Height: # of Levels: **2** Manuf Type: \_\_\_\_\_ Registered in MHR?: \_\_\_\_\_ PAD Rental: \_\_\_\_\_  
 # of Kitchens: **2** # of Rooms: **15** MHR#: \_\_\_\_\_ CSA/BCE: \_\_\_\_\_ Maint. Fee: \_\_\_\_\_  
 ByLaw Restrictions: \_\_\_\_\_

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

**AN UNRIVALLED PARADISE. A once in a lifetime STUNNING, private+gated 2 acre country estate. Discover Stanley Park-esque setting inc/serene landscaping+luxury in every inch. A COMPLETE PACKAGE feat/spacious2071ft, 3bed+den charming rancher w/designer kitchen+living, covered outdoor entertainer's kitchen+patio oasis extends your living. Journey through 5000ft stamped concrete walkways+dramatic LED lighting to playground+lush gardens. Sunny DREAM 30x50ft mountain lake custom salt-water poolw/beach+gazebo+sauna+hot tub overlooking mature timbers. DETACHED 1417ft guest house - rec, income or in-laws, you choose! Paved roadway to 2654ft shop inc/16ft ceilings+12x14'11FT bays, HVAC exhaust system, hydraulic lift, 3 zone Navien radiant heat. BONUS 826ft over height, rough cut/timber frame carpport!**



12218 MCNUTT RD | 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

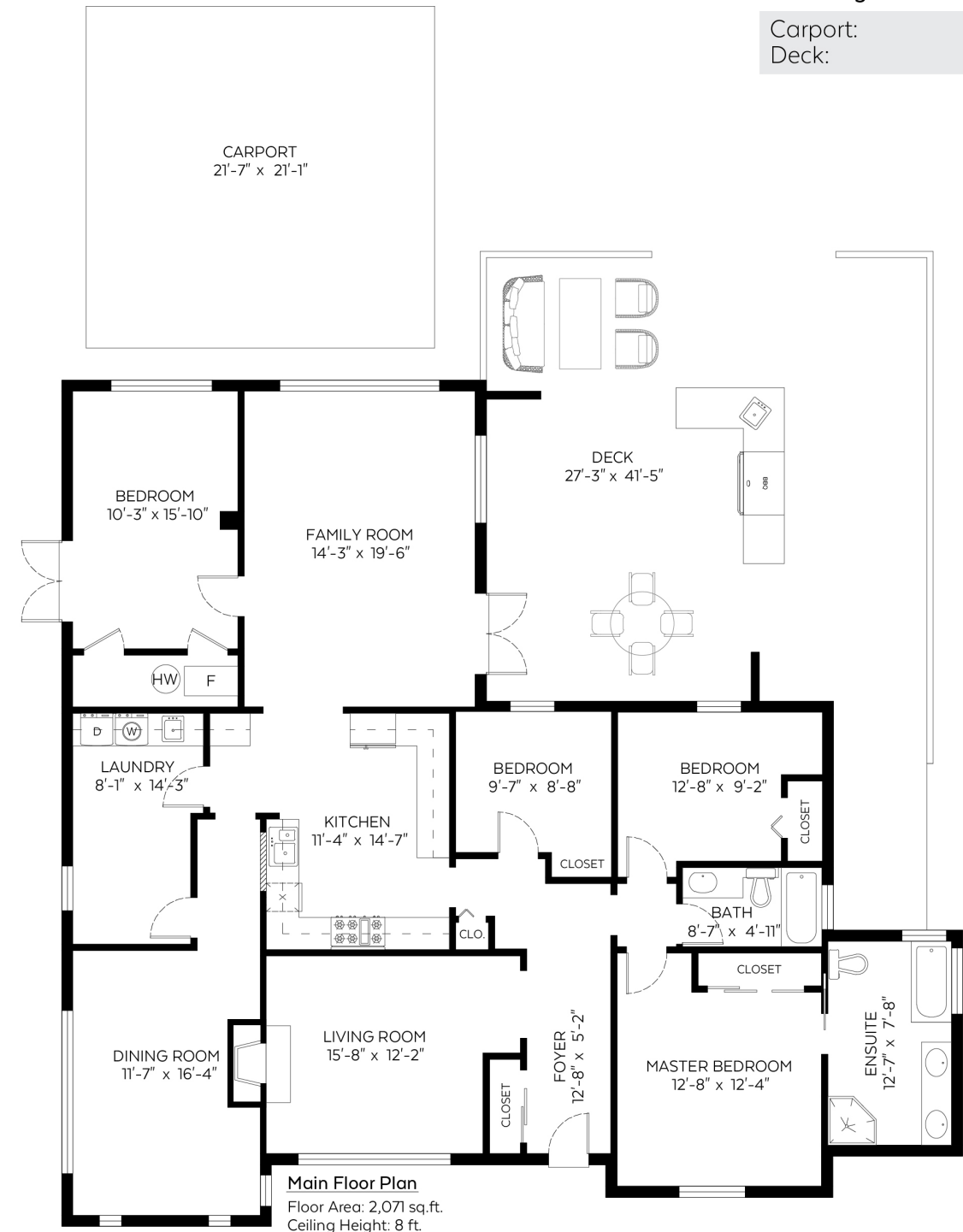
12218 McNutt Road,  
Maple Ridge, B.C.

Main Floor: 2,071 sq.ft.

**Auxiliary Area**

Carport: 454 sq.ft.

Deck: 826 sq.ft.



## HIGHLIGHTS

### EXTERIOR / PROPERTY

- New NICE robotics motorized gate motor + 2 meter cedar fence
- Perimeter 2 meter black chain link fence + 3ft chicken wire buried below
- 8x exterior transformers to operate dramatic custom low watt led landscape lighting throughout the property
- 5000ft stamped concrete walkways
- Extensive 1300ft paved roadway to rear shop
- 200 amp service
- Hot water on hose tap near main residence for car washing
- Built in playground, lush gardens, dog run
- Tesla EV charger
- City water

### POOL

- Approx. 9ft deep salt water pool with walk around safety ledge in deep end
- 50x30ft "Mountain Lake" design
- Stamped concrete, beach, gazebo for resort living
- Hot tub w/new pump
- European sauna w/new heater

### REAR CARPORT

- Custom rough cut cedar timber framed carport
- Snap lock 12" metal roof
- Gutter system

### MAIN RESIDENCE

- New flooring
- Gas furnace
- Newer H/W tank
- 5 tonne heat pump
- 3.5ft crawl
- Designer kitchen w/Viking range and premium finishing
- Luxurious outdoor living and kitchen w/newer BBQ + lighting and gas heater
- Metal roof

### DETACHED SUITE

- Split heat pump + baseboards
- 1 bed + 1 bath + kitchen and walkout patio
- Additional flex rec space for expanded suite or primary use (gym / games / office)

### DETACHED SHOP

- 2654 sq ft dream shop
- 15'3ft ceiling height
- 14'11ft bay door height
- 3-zone Navien boiler / radiant in-floor heat system
- Extensive custom built-in aluminum shelving
- Hydraulic lift
- 60 amp sub panel
- HVAC exhaust system



**MRKT.**  
REAL ESTATE GROUP

**JASON DRYBURGH**

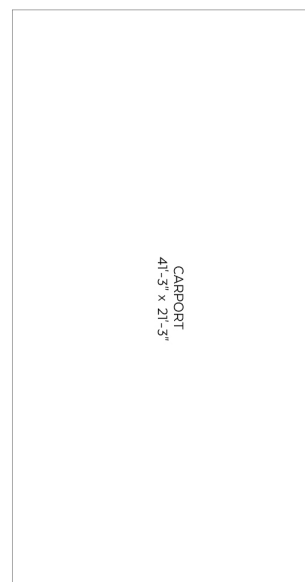
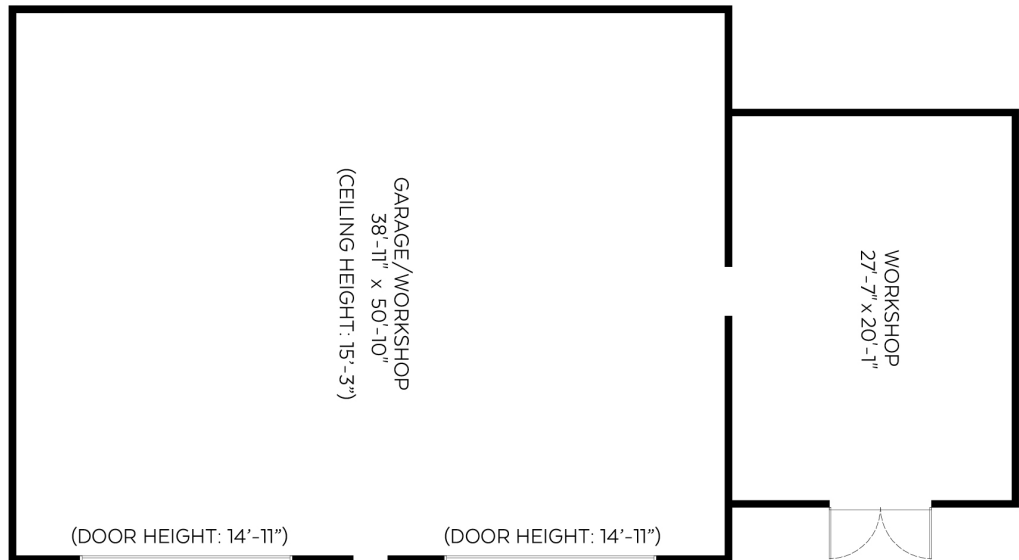
PERSONAL REAL ESTATE CORPORATION

604-839-3004

jason@MRKTrealtors.com

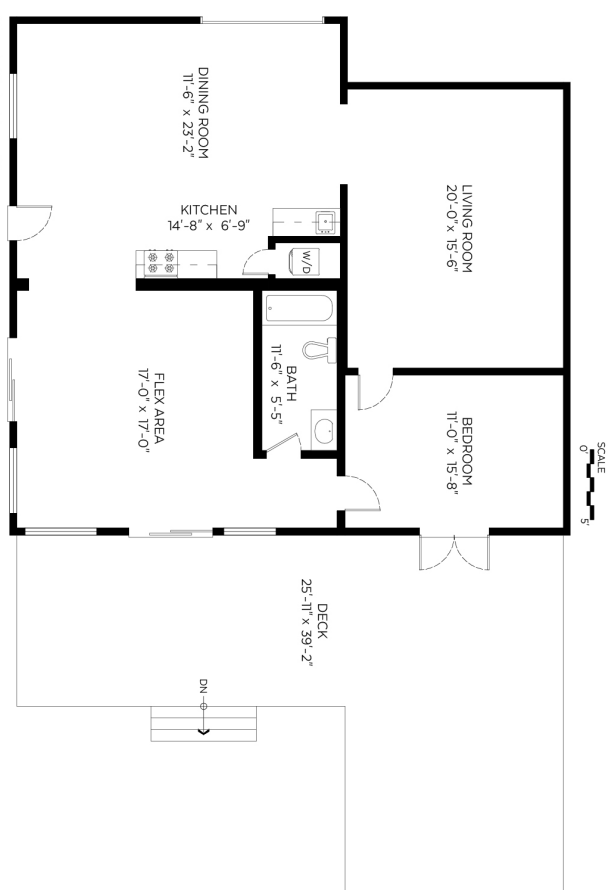
**OWN  
YOUR  
MARKET**

12218 McNutt Road, Maple Ridge, B.C.



**Coach House**  
Main Floor: 1,417 sq.ft.

**Auxiliary Area**  
Garage/Workshop: 2,654 sq.ft.  
Carport: 876 sq.ft.  
Deck: 693 sq.ft.



**KWELITE REALTY**  
KELLEN WILLIAMS



The floor plan is not suitable for architectural/construction and is covered under E.O. © Excelsior Measuring Inc. 2022. 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.

Valid Until: October 16, 2022



**360** hometours.ca  
Since 2006



12218 MCNUTT RD | MAPLE RIDGE  
604 465 1850 team@MRKTrealtors.com MRKTrealtors.com