



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

Keller Williams Elite Realty

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**Active**  
**R2667486**  
Board: V  
House/Single Family

**13507 240 STREET**  
Maple Ridge  
Silver Valley  
V4R 0A4

Residential Detached  
**\$1,898,000** (LP)  
(SP) **M**



Sold Date:  
Meas. Type: **Feet**  
Frontage(feet): **0.00**  
Frontage(metres):  
Depth / Size:  
Lot Area (sq.ft.): **6,006.00**  
Lot Area (acres): **0.14**  
Flood Plain: **No**  
View: **Yes: PARK + FOREST + SUNSET**  
Complex/Subdiv: **ROCKRIDGE**  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

If new, GST/HST inc?:  
Bedrooms: **6**  
Bathrooms: **5**  
Full Baths: **4**  
Half Baths: **1**  
Rear Yard Exp: **West**  
P.I.D.: **027-012-611**

Original Price: **\$1,898,000**  
Approx. Year Built: **2008**  
Age: **14**  
Zoning: **RS1B**  
Gross Taxes: **\$7,149.53**  
For Tax Year: **2021**  
Tax Inc. Utilities?: **No**  
Tour:

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

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

Renovations: **Partly**  
# of Fireplaces: **2** R.I. Fireplaces:  
Fireplace Fuel: **Natural Gas**  
Fuel/Heating: **Forced Air, Heat Pump**  
Outdoor Area: **Fenced Yard, Patio(s)**  
Type of Roof: **Asphalt**

Total Parking: **8** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double, Open**  
Driveway Finish:  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Property Disc.: **Yes**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Hardwood, Laminate, Mixed, Tile**

Reno. Year: **2021**  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Dist. to School Bus:  
Land Lease Expiry Year:

Legal: **LOT D, PLAN BCP29017, SECTION 28, TOWNSHIP 12, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Cul-de-Sac, Greenbelt, Private Setting, Private Yard, Recreation Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Security System, Vacuum - Built In**

Finished Floor (Main):	2,023	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Foyer	13'9 x 5'0	Below	Bedroom	15'5 x 12'3	Floor #Pcs
Finished Floor (Abv/Main2):	0	Main	Living Room	13'8 x 19'3	Below	Gym	18'6 x 18'4	Main 2
Finished Floor (Below):	2,435	Main	Dining Room	8'9 x 10'2	Below	Living Room	13'3 x 8'4	Main 5
Finished Floor (Basement):	0	Main	Kitchen	8'9 x 11'1	Below	Dining Room	15'9 x 11'10	Main 4
Finished Floor (Total):	4,458sq. ft.	Main	Office	16'9 x 13'8	Below	Kitchen	13'1 x 8'11	Below 4
Unfinished Floor:	0	Main	Laundry	4'11 x 6'8	Below	Bedroom	12'9 x 9'6	Below 4
Grand Total:	4,458sq. ft.	Main	Master Bedroom	15'3 x 13'3	Below	Bedroom	9'11 x 12'0	
Fir Area (Det'd 2nd Res):	sq. ft.	Main	Walk-In Closet	10'11 x 4'2			x	
Suite: <b>Legal Suite, Other</b>		Main	Bedroom	11'11 x 11'9			x	
Basement: <b>Fully Finished</b>		Below	Bedroom	10'11 x 12'3			x	
		Below	Living Room	20'6 x 12'0			x	
		Below	Dining Room	20'0 x 9'11			x	
		Below	Kitchen	7'6 x 9'11			x	

Crawl/Bsmt. Height: # of Levels: **2**  
# of Kitchens: **3** # of Rooms: **20**

Manuf Type:  
MHR#:  
ByLaw Restrictions:

Registered in MHR?:  
CSA/BCE:

PAD Rental:  
Maint. Fee:

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

**RARE | CUSTOM | GREENBELT | Exclusive ROCK RIDGE RANCHER, luxury single floor living! Completely reno'd kitchen+living open to sprawling WEST exp patio! 3spacious beds inc/vaulted master+spa ensuite w/cast iron euro freestand tub, 2person walk-in shower-no glass to clean! Huge home office w/gas fire OR 4th BED. Bonus 340ft gym/home theatre below! Eco friendly dual fuel heat pump - warm winters/cool summers. SERENE no thru road backs onto protected greenbelt +tree'd side+park land in front for total privacy! Groomed trails+Golden Ears Park at your doorstep. INCOME&INLAWS! Bright+airy walk out basement w/9' ceilings - 2bed legal suite+1bed suite w/combined income \$2700/month! Both self contained w/separate side access+patio divider! SOUND PROOF to above! Bonus oversize driveway- BRING TOYS!**

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## JASON DRYBURGH

PERSONAL REAL ESTATE CORPORATION

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OWN  
YOUR  
MARKET

13507 240 Street,  
Maple Ridge, B.C.

Main Floor:	2,023 sq.ft.
Lower Floor:	2,435 sq.ft.
<b>Total:</b>	<b>4,458 sq.ft.</b>

**Auxiliary Area**

Garage:	415 sq.ft.
Patio:	518 sq.ft.
Balcony:	424 sq.ft.

