

Presented by:
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Keller Williams Elite Realty

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Active
R2675931
Board: V
House/Single Family

23658 113A AVENUE
Maple Ridge
Cottonwood MR
V2W 0C7

Residential Detached
\$1,618,000 (LP)
(SP) **M**



Sold Date:
Meas. Type: **Feet**
Frontage(feet): **0.00**
Frontage(metres):
Depth / Size:
Lot Area (sq.ft.): **5,084.00**
Lot Area (acres): **0.12**
Flood Plain:
View: **Yes: GOLDEN EARS MOUNTAIN**
Complex/Subdiv:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

If new, GST/HST inc?:
Bedrooms: **6**
Bathrooms: **3**
Full Baths: **3**
Half Baths: **0**
Rear Yard Exp: **South**
P.I.D.: **026-942-216**

Original Price: **\$1,618,000**
Approx. Year Built: **2007**
Age: **15**
Zoning: **RES**
Gross Taxes: **\$5,602.44**
For Tax Year: **2021**
Tax Inc. Utilities?: **No**
Tour:

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

Style of Home: **2 Storey, Basement Entry**
Construction: **Frame - Wood**
Exterior: **Glass, Vinyl, Wood**
Foundation: **Concrete Perimeter**

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

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Front, Lane**
Parking: **Add. Parking Avail., Garage, Double, RV Parking Avail.**
Driveway Finish:
Dist. to Public Transit: **NEAR** Dist. to School Bus: **WALK**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **Yes :MOPAR CABINETS IN GARAGE&BED BELOW, STICKERED ITEMS IN BSMT**
Floor Finish: **Laminate, Tile, Carpet**

Legal: **LOT 11, PLAN BCP27984, SECTION 16, TOWNSHIP 12, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Lane Access, Private Yard, Recreation Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Hot Tub Spa/Swirlpool, Storage Shed**

Finished Floor (Main):	1,747	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Dining Room	14'4 x 8'0	Below	Bedroom	9'11 x 14'3	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	13'3 x 14'0	Below	Walk-In Closet	5'6 x 5'0	Main 4
Finished Floor (Below):	1,229	Main	Family Room	10'8 x 17'9	Below	Bedroom	9'11 x 10'11	Main 4
Finished Floor (Basement):	0	Main	Eating Area	12'0 x 7'8	Below	Walk-In Closet	4'9 x 3'0	Below 4
Finished Floor (Total):	2,976sq. ft.	Main	Kitchen	11'8 x 11'8	Below	Bedroom	10'0 x 10'9	
Unfinished Floor:	0	Main	Master Bedroom	15'4 x 14'6	Below	Walk-In Closet	4'9 x 3'0	
Grand Total:	2,976sq. ft.	Main	Walk-In Closet	10'1 x 4'11			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	9'8 x 10'1			x	
Suite: Unauthorized Suite		Main	Bedroom	15'7 x 9'11			x	
Basement: Full, Fully Finished, Separate Entry		Below	Foyer	10'0 x 14'2			x	
Crawl/Bsmt. Height: # of Levels: 2		Below	Dining Room	7'10 x 9'4			x	
# of Kitchens: 2 # of Rooms: 19		Below	Living Room	17'11 x 9'7			x	
		Below	Kitchen	10'2 x 9'4			x	

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

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

A COMPLETE PACKAGE. Highlights of an IMMACULATE 6 bed/3 bath home in desirable Cottonwood! SPACE. Sprawling layout feels much larger! Modern kitchen, large patio, 3 spacious beds up inc GOLDEN EARS views off Master+ensuite. 4th Bed for above off foyer! Spacious sunny South exp yard for green thumb or unwind in private gazebo+hot tub! Heat pump! CARE. Unbelievable pride of ownership in every inch. Well loved family home sure to impress.. SUITE. Bright walkout 2bed suite perfect for inlaws/income. Designer kitchen w/premium app, sep patio w/gas BBQ.. TOYS. Rare, expansive LEGAL RV PAD off quiet laneway via 20ft wide fence gate opening+SANI DUMP setup! Bonus 25ft deep garage=extra storage! LOCATION. Quiet+convenient setting close to schools+transit+easy commuter access to bypass via Kanaka!

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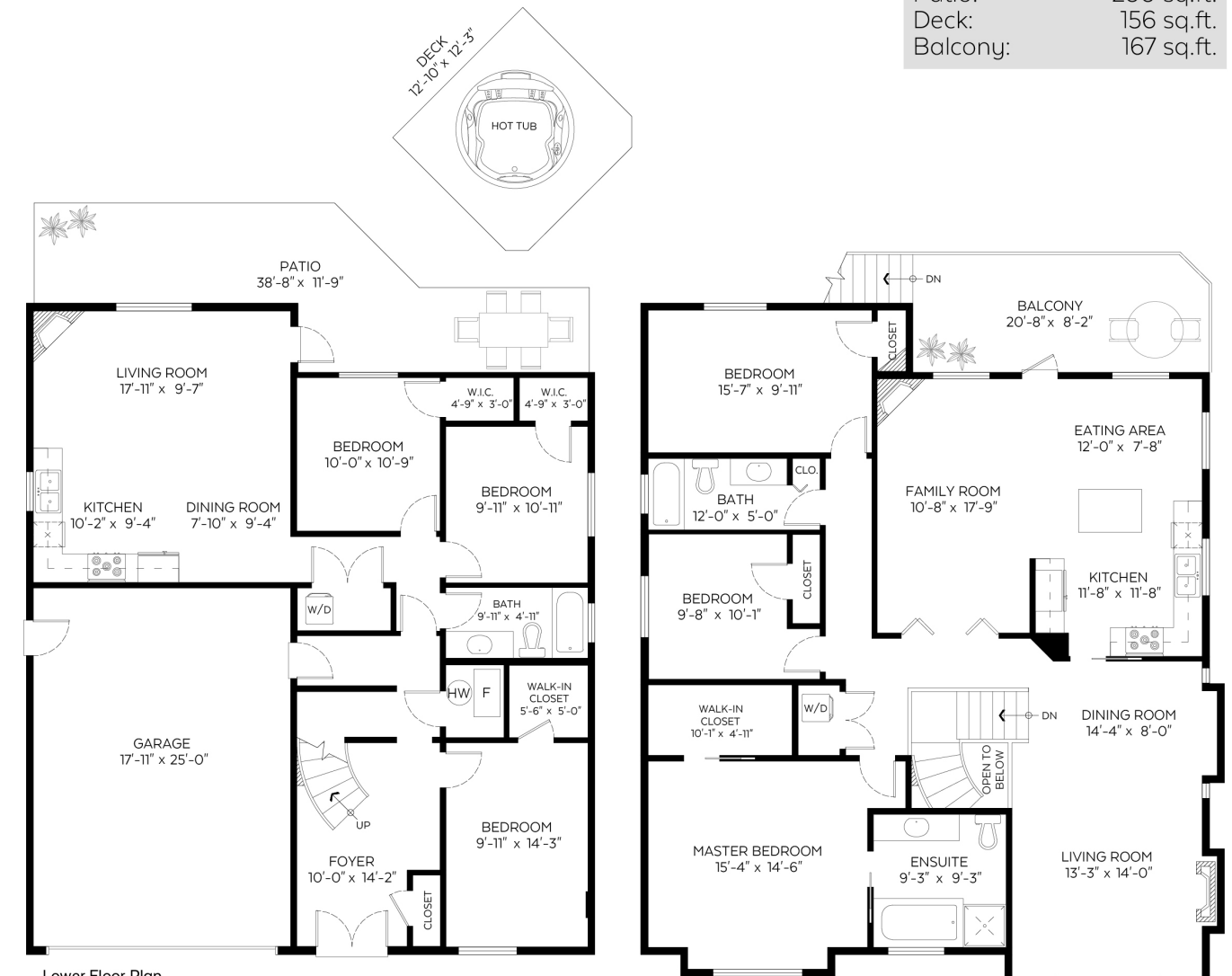
**OWN
YOUR
MARKET**

23658 113A Avenue,
Maple Ridge, B.C.

Main Floor:	1,747 sq.ft.
Lower Floor:	1,229 sq.ft.
Total:	2,976 sq.ft.

Auxiliary Area

Garage:	471 sq.ft.
Patio:	280 sq.ft.
Deck:	156 sq.ft.
Balcony:	167 sq.ft.



Lower Floor Plan
Floor Area: 1,229 sq.ft.
Ceiling Height: 8 ft.

Main Floor Plan
Floor Area: 1,747 sq.ft.
Ceiling Height: 8 ft.