



Presented by:
Jason Dryburgh PREC*
Keller Williams Elite Realty

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



Active

R2683961

Board: V

House/Single Family

12250 MCNUTT ROAD

Maple Ridge

Northeast

V2W 1N6

Residential Detached

\$2,388,800 (LP)

(SP)

Sold Date:

Meas. Type: **Feet**

Frontage(feet): **0.00**

Frontage(metres):

Depth / Size:

Lot Area (sq.ft.): **85,769.64**

Lot Area (acres): **1.97**

Flood Plain:

View: **Yes: LUSH+SUNNY PRIVATE OASIS**

Complex/Subdiv:

Services Connected: **Electricity, Natural Gas, Septic, Water**

If new, GST/HST inc?:

Bedrooms: **3**

Bathrooms: **2**

Full Baths: **2**

Half Baths: **0**

Rear Yard Exp: **East**

P.I.D.: **027-954-986**

Original Price: **\$2,388,800**

Approx. Year Built: **1981**

Age: **41**

Zoning: **RES**

Gross Taxes: **\$5,451.64**

For Tax Year: **2021**

Tax Inc. Utilities?: **No**

Tour:

Sewer Type: **City/Municipal**

Water Supply:**City/Municipal, Well - Drilled**

Style of Home: **Rancher/Bungalow**

Construction: **Frame - Wood**

Exterior: **Glass, Wood**

Foundation: **Concrete Perimeter**

Total Parking: **15**

Covered Parking: **6**

Parking Access: **Front**

Parking: **DetachedGrge/Carport, Garage; Double, RV Parking Avail.**

Driveway Finish:

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, Tile**

Renovations:

of Fireplaces: **1**

R.I. Fireplaces:

Fireplace Fuel: **Natural Gas**

Fuel/Heating: **Forced Air, Heat Pump, Natural Gas**

Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**

Type of Roof: **Asphalt, Wood**

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Legal: **LOT 1, PLAN BCP41305, SECTION 20, TOWNSHIP 15, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Paved Road, Private Setting, Private Yard, Recreation Nearby, Rural Setting**

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

Finished Floor (Main):	2,054	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Foyer	13'0 x6'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13'1 x14'5			x	Main 4
Finished Floor (Below):	0	Main	Living Room	19'5 x15'3			x	Main 3
Finished Floor (Basement):	0	Main	Eating Area	10'5 x9'6			x	
		Main	Kitchen	14'5 x9'8			x	
Finished Floor (Total):	2,054sq. ft.	Main	Office	13'10 x15'1			x	
Unfinished Floor:	0	Main	Master Bedroom	16'2 x14'2			x	
Grand Total:	2,054sq. ft.	Main	Walk-In Closet	7'9 x6'1			x	
		Main	Bedroom	11'2 x12'9			x	
		Main	Bedroom	8'9 x9'6			x	
		Main	Laundry	8'5 x7'6			x	
				x			x	
				x			x	

Suite: **None**

Basement: **Crawl**

Crawl/Bsmt. Height:

of Levels: **1**

of Kitchens: **1**

of Rooms: **11**

Manuf Type:

MHR#:

ByLaw Restrictions:

Registered in MHR?:

CSA/BCE:

PAD Rental:

Maint. Fee:

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

ONCE IN A BLUE MOON. Celebrating an absolutely GORGEOUS+PRIVATE 1.969acre dream estate! Arrive down long paved driveway through the gates to an IMMACULATE sprawling country RANCHER boasting dramatic bright+airy, spotless living that feels much larger. Enjoy forest+gardens through every window. Designer kitchen open onto spacious sunken living, 3 large beds+office. 499ft attached double garage w/11'5" ceilings OR EXPAND living area! HOMEOWNER PRIDE. Newer roof, furnace+A/C+H/W, vinyl windows, 200amps, extensive paving-MOVE IN! SERENITY. Over 2271ft of patio terraces, manicured gardens overlooking waterfall+pond feature, expansive flat+sunny cleared yards all within wraparound forested backdrop! Secure dog areas, sheds+more. BRING TOYS - bonus 661ft DETACHED SHOP + 530ft RV/BOAT canopy - WOW

RED Full Public 1 Page

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This is not intended to cause or induce a breach of an existing agency agreement.

MRTKrealtors.com

12250 MCNUTT RD | MAPLE RIDGE

604 465 1850 team@MRKTrealtors.com MRKTrealtors.com



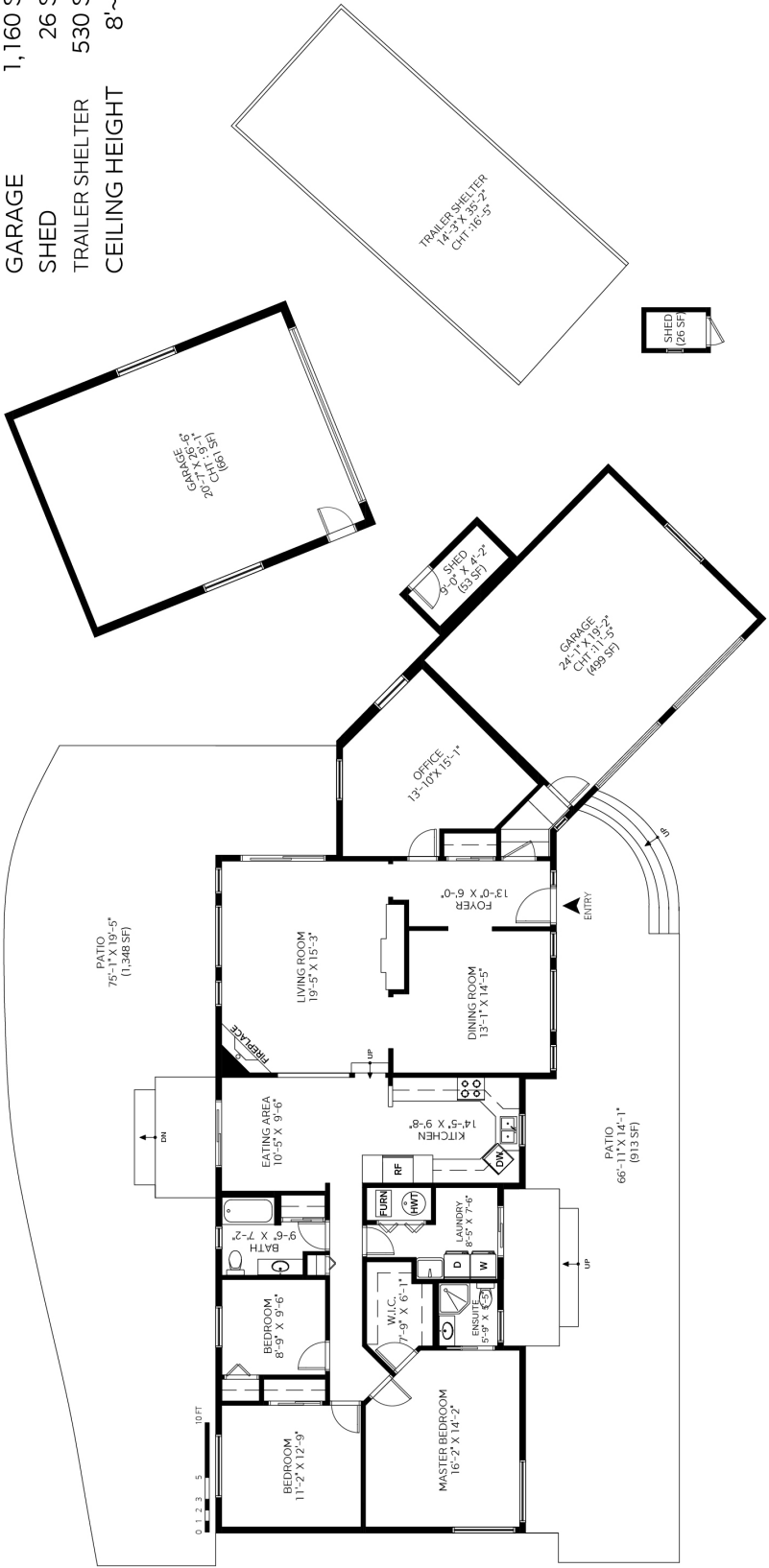
JASON DRYBURGH
PERSONAL REAL ESTATE CORPORATION

604-839-3004 jason@MRKTrealtors.com

OWN
YOUR
MARKET

12250 MCNUTT ROAD
MAPLE RIDGE, BC

LIVING AREA	2,054 SF
PATIO	2,261 SF
GARAGE	1,160 SF
SHED	26 SF
TRAILER SHELTER	530 SF
CEILING HEIGHT	8'~9'



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Valid Until: April 30, 2024

All dimensions are approximate and not suitable for architectural/construction use.
This is for marketing purposes only. The measurements are approximate within +/- 2%, E&O insured.
Total square footage might be kept consistent with strata plan. It might include unfinished area.

