



Presented by:  
**Kaitlyn Herbst**  
 Keller Williams Elite Realty  
 Phone: 604-825-0227  
 http://kaitlynherbst.ca  
 kaitlyn@mrktrealtors.com



**Active**  
**R2683966**  
 Board: V  
 1/2 Duplex

**23102 123B AVENUE**  
 Maple Ridge  
 East Central  
 V2X 9Z7

Residential Attached  
**\$949,900** (LP)  
 (SP) **M**



Sold Date:  
 Meas. Type: **Feet**  
 Frontage(feet): **0.00**  
 Frontage(metres):  
 Depth / Size (ft.):  
 Sq. Footage: **9,644.46**  
 Flood Plain:  
 View:  
 Complex / Subdiv:  
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**

If new, GST/HST inc?:  
 Bedrooms: **4**  
 Bathrooms: **2**  
 Full Baths: **2**  
 Half Baths: **0**  
 P.I.D.: **013-228-293**  
 View: **Yes :Ravine, Greenspace**

Original Price: **\$949,900**  
 Approx. Year Built: **1988**  
 Age: **34**  
 Zoning: **RS**  
 Gross Taxes: **\$4,369.46**  
 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, Vinyl**  
 Foundation: **Concrete Perimeter**

Renovations:  
 # of Fireplaces: **1** R.I. Fireplaces:  
 Fireplace Fuel: **Gas - Natural**  
 Fuel/Heating: **Forced Air**  
 Outdoor Area: **Balcony(s), Fenced Yard**  
 Type of Roof: **Asphalt**

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

Total Parking: **6** Covered Parking: **1** Parking Access: **Front**  
 Parking: **Add. Parking Avail., Garage, Single, RV Parking Avail.**  
 Dist. to Public Transit: **WALK** Dist. to School Bus: **WALK**  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **Yes**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Vinyl/Linoleum, Carpet**

Legal: **STRATA LOT 1, PLAN NWS2940, SECTION 20, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **In Suite Laundry, Storage**

Site Influences: **Central Location, Greenbelt, Recreation Nearby, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Smoke Alarm, Storage Shed**

|  |   |                               |             |
|--|---|-------------------------------|-------------|
| Finished Floor (Main): <b>1,192</b>          | Units in Development: <b>2</b>              | Tot Units in Strata: <b>2</b> | Locker:     |
| Finished Floor (Above): <b>0</b>             | Exposure: <b>West</b>                       | Stores in Building:           |             |
| Finished Floor (AbvMain2): <b>0</b>          | Mgmt. Co's Name:                            | Mgmt. Co's #:                 |             |
| Finished Floor (Below): <b>836</b>           | Maint Fee: <b>\$0.00</b>                    | Council/Park Apprv?:          |             |
| Finished Floor (Basement): <b>0</b>          | Maint Fee Includes:                         |                               |             |
| Finished Floor (Total): <b>2,028 sq. ft.</b> |   |                               |             |
| Unfinished Floor: <b>0</b>                   |   |                               |             |
| Grand Total: <b>2,028 sq. ft.</b>            | Bylaws Restrictions: <b>No Restrictions</b> | # of Pets:                    | Cats: Dogs: |

Suite: **Other**  
 Basement: **Partly Finished, Separate Entry**  
 Crawl/Bsmt. Ht: # of Levels: **2**  
 # of Kitchens: **2** # of Rooms: **14**

Restricted Age:  
 # or % of Rentals Allowed:  
 Short Term (<1yr)Rnt/Lse Alwd?:  
 Short Term Lse-Details:

| Floor | Type           | Dimensions   | Floor | Type        | Dimensions   | Bath | Floor | # of Pieces | Ensuite? |
|-------|----------------|--------------|-------|-------------|--------------|------|-------|-------------|----------|
| Main  | Foyer          | 5'1 x 4'2    | Below | Kitchen     | 9'10 x 8'0   | 1    | Main  | 4           | No       |
| Main  | Living Room    | 12'0 x 15'4  | Below | Dining Room | 9'1 x 10'6   | 2    | Below | 3           | Yes      |
| Main  | Den            | 9'11 x 12'0  | Below | Living Room | 8'10 x 10'6  | 3    |       |             |          |
| Main  | Kitchen        | 9'11 x 8'9   | Below | Bedroom     | 11'10 x 11'0 | 4    |       |             |          |
| Main  | Dining Room    | 9'11 x 8'1   | Below | Laundry     | 15'7 x 5'2   | 5    |       |             |          |
| Main  | Master Bedroom | 11'11 x 10'0 | Below | Storage     | 17'11 x 8'9  | 6    |       |             |          |
| Main  | Bedroom        | 9'0 x 10'0   |       |             | x            | 7    |       |             |          |
| Main  | Bedroom        | 9'0 x 10'0   |       |             | x            | 8    |       |             |          |

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

**SPRAWLING. GREENBELT. DUPLEX. Highlights of a truly RARE+UNIQUE opportunity.. LAND. Boasting dream 9622ft (.22 acre) sunny west facing yard set upon serene forested ravine! Corner lot w/ample grass and privacy! SPACE. Lives like a house and NO STRATA FEES! Enjoy only one shared wall! Large rancher style main living w/convenient flat entry, spacious living and 3 bedrooms upstairs. Head below to bright walkout basement w/huge living space + bedroom / bathroom & separate entry - formerly suited.. INVEST. Long time family owned, ready for your ideas! Bring your paintbrush and modernize to make this a forever home OR awesome investment play. LOCATION. Commuter access via Golden Ears Connector. Walking distance to Harry Hooe Elementary. Golden Ears nearby! OPEN Sat/Sun May 7/8 @12-2PM**

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**23102 123B AVE | MAPLE RIDGE**

604 465 1850 team@MRKTrealtors.com MRKTrealtors.com



**KAITLYN HERBST**  
REALTOR®

604-825-0227 kaitlyn@MRKTrealtors.com

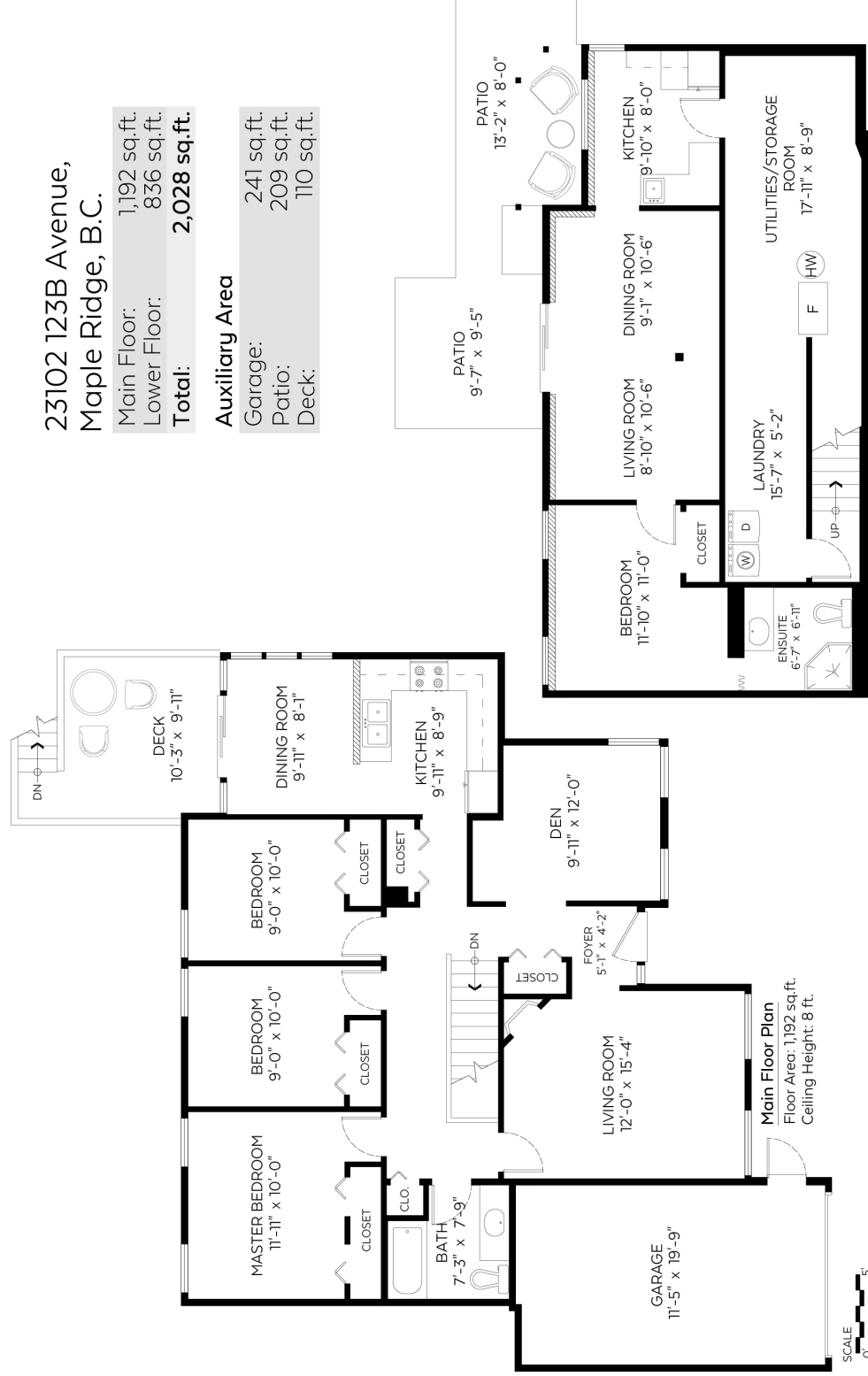
**OWN  
YOUR  
MARKET**

23102 123B Avenue,  
Maple Ridge, B.C.

Main Floor: 1,192 sq.ft.  
Lower Floor: 836 sq.ft.  
**Total: 2,028 sq.ft.**

**Auxiliary Area**

Garage: 241 sq.ft.  
Patio: 209 sq.ft.  
Deck: 110 sq.ft.



Valid Until: December 29, 2022

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.

