

For Approval

R2635980

Board: V , Detached

House/Single Family

11502 WOOD STREET

Maple Ridge

Southwest Maple Ridge

V2X 4Z9

\$1,800,000 (LP)

(SP)

Days on Market: 0

Previous Price: \$0

Meas. Type: Feet

Frontage (feet): 161.75

Frontage (metres): 49.30

Depth / Size: 455.400

Lot Area (sq.ft.): 73,659.96

Lot Area (acres): 1.69

Flood Plain: Yes

View: Yes : River, Mountains, Bridges

Complex/Subdiv:

Services Connected: Electricity, Septic, Water

Sewer Type: Septic

List Date: 11/29/2021

Original Price: \$1,800,000

If new, GST/HST inc?:

Bedrooms: 4

Bathrooms: 2

Full Baths: 2

Half Baths: 0

Rear Yard Exp:

P.I.D.: 012-843-164

Tour:

Expiry Date: 4/30/2022

Sold Date:

Approx. Year Built: 1954

Age: 67

Zoning: RS-1

Gross Taxes: \$8,223.46

For Tax Year: 2021

Tax Inc. Utilities?: No

Water Supply: City/Municipal

Style of Home: Rancher/Bungalow

Construction: Frame - Wood

Exterior: Brick, Wood

Foundation: Concrete Perimeter

Renovations: Addition

# of Fireplaces: 1 R.I. Fireplaces:

Fireplace Fuel: Wood

Fuel/Heating: Electric, Wood

Outdoor Area: Fenced Yard, Patio(s) & Deck(s), Sundeck(s)

Type of Roof: Asphalt

Total Parking: 20

Covered Parking: 0

Parking Access: Front, Side

Parking: Add. Parking Avail., Open, RV Parking Avail.

Driveway Finish: Asphalt

Dist. to Public Transit: 5 Blocks

Dist. to School Bus: 5 blocks

Title to Land: Freehold NonStrata

Land Lease Expiry Year:

Seller's Interest: Registered Owner

Property Disc.: Yes:

Fixtures Leased: No : telus security

Fixtures Rmvd: No :

Floor Finish: Hardwood, Mixed, Tile

Legal: PARCEL L, DISTRICT LOT 249, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN 14425, (PLAN WITH CHARGE DEPOSITED 30767C)

Municipal Charges

Garbage:

Water:

Dyking:

Sewer:

Other:

Amenities: Air Cond./Central, Garden, In Suite Laundry, Storage, Wheelchair Access

Site Influences: Gated Complex, Golf Course Nearby, Private Setting, Recreation Nearby, Shopping Nearby, Waterfront Property

Features: Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Pantry, Security System, Smoke Alarm, Vaulted Ceiling, Windows - Thermo

Finished Floor (Main):	2,877	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	17'9x17'7			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	17'9x12'4			x	Main 4
Finished Floor (Below):	0	Main	Family Room	19'3x11'11			x	Main 3
Finished Floor (Basement):	0	Main	Recreation Room	31'4x13'10			x	
Finished Floor (Total):	2,877 sq. ft.	Main	Kitchen	12'2x12'0			x	
Unfinished Floor:	0	Main	Eating Area	12'2x8'6			x	
Grand Total:	2,877 sq. ft.	Main	Master Bedroom	19'7x11'8			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	12'1x11'1			x	
		Main	Bedroom	13'11x9'10			x	
		Main	Bedroom	11'4x10'1			x	
		Main	Laundry	12'1x8'1			x	
		Main	Storage	8'11x5'10			x	
		Main	Foyer	17'9x6'5			x	

Suite: None

Basement: Crawl

Crawl/Bsmt. Ht:

# of Levels: 1

# of Kitchens: 1

# of Rooms: 13

Manuf Type:

MHR#:

ByLaw Restrictions:

Registered in MHR?:

CSA/BCE:

PAD Rental:

Maint. Fee:

List Broker 1: Sutton Group-West Coast Realty (Surrey/24) - Office: 604-538-...

List Broker 2: Evon Mayer - Phone: 604-418-5786

List Broker 3: evon@evonmayer.com

List Desig Agt 1: 3:

List Desig Agt 2: 3:

Sell Broker 1: 2:

Sell Sales Rep 1: 3:

Owner: Sanjeev & Manisha Latti & Surinder & Paramjit Latti

Commission: 3.22/1.15

Appointments: Touchbase

Call: Evon Mayer

Phone: 604-418-5786

Occupancy: Owner

Realtor: Professionally measured by Keyplan, buyer to verify measurements if important. 357sf outdoor deck/patio. Please follow Covid-19 protocols.

Remarks: No lawn sign. Virtual Tour: <https://vimeo.com/> Showings by appointment. Offers to be emailed to evon@evonmayer.com by Nov. 30 @ 2PM.

Rare and unique 2877sq ft RANCHER estate with unobstructed panoramic Fraser River and mountain views on 1.69 acres of private oasis in the heart of West Maple Ridge. Spacious one level living with 4 bedrooms, 2 bathrooms, hardwood flooring, S/S appliances, security system and large four-seasons family room addition with air conditioning. Other upgrades; retaining walls, drainage, fence, driveway, landscaping, section of foundation, reinforced deck including double joists w/30ft screw piles. Enjoy the southern water view from your outdoor deck perfect for family entertaining. Ample parking by the home with additional fenced area near the gated entrance ideal for recreational vehicles. See Virtual Tour.

RED Full Realtor

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