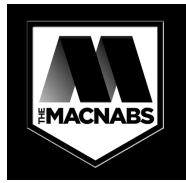




Presented by:  
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**Active**  
**R2763688**  
 Board: V  
 House/Single Family

**20756 RIVER ROAD**  
 Maple Ridge  
 Southwest Maple Ridge  
 V2X 1Z7

Residential Detached  
**\$1,600,000** (LP)   
 (SP)



**20756 RIVER ROAD**

Sold Date: Frontage (feet): **99.37** Original Price: **\$1,600,000**  
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1996**  
 Depth / Size: Bathrooms: **4** Age: **27**  
 Lot Area (sq.ft.): **13,152.00** Full Baths: **2** Zoning: **RS-1**  
 Flood Plain: Half Baths: **2** Gross Taxes: **\$5,841.39**  
 Rear Yard Exp: **South** For Tax Year: **2021**  
 Council Apprv?: Tax Inc. Utilities?:  
 If new, GST/HST inc?: P.I.D.: **017-834-945**  
 Tour: **Virtual Tour URL**

View: :  
 Complex / Subdiv:  
 Services Connected: **Community, Electricity, Natural Gas, Water**  
 Sewer Type: **City/Municipal**

Style of Home: **2 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Brick, Vinyl**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations: **Completely** Reno. Year: **2014**  
 # of Fireplaces: **1** R.I. Plumbing:  
 Fireplace Fuel: **Natural Gas** R.I. Fireplaces:  
 Water Supply: **City/Municipal** Metered Water:  
 Fuel/Heating: **Natural Gas, Radiant**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard, Sundeck(s)**  
 Type of Roof: **Tile - Concrete**

Total Parking: **10** Covered Parking: **2** Parking Access: **Front, Lane**  
 Parking: **DetachedGrge/Carport, Garage; Double, RV Parking Avail.**  
 Dist. to Public Transit: **close** Dist. to School Bus: **close**  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: :  
 Floor Finish: **Mixed, Tile, Carpet**

Legal: **LOT B, PLAN LMP5112, DISTRICT LOT 277, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden, Guest Suite, In Suite Laundry, Playground, Workshop Detached**

Site Influences: **Central Location, Golf Course Nearby, Lane Access, Private Yard, Recreation Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Security System, Storage Shed, Wine Cooler**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8'2 x 4'9	Above	Bedroom	10'2 x 9'10			x
Main	Office	8'10 x 9'10	Main	Other	21' x 14'1			x
Main	Dining Room	18'1 x 7'11	Main	Recreation	20'11 x 17'6			x
Main	Living Room	20'9 x 18'7						x
Main	Kitchen	25'4 x 15'						x
Main	Eating Area	9'4 x 7'9						x
Main	Laundry	8'3 x 7'1						x
Above	Primary	16'6 x 13'9						x
Above	Walk-In Closet	9'11 x 6'2						x
Above	Bedroom	11'1 x 9'10						x

Finished Floor (Main):	<b>1,276</b>	# of Rooms:	<b>13</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>889</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>2</b>	2	<b>Above</b>	<b>4</b>	<b>No</b>	Workshop/Shed: <b>743</b>
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>	3	<b>Above</b>	<b>5</b>	<b>Yes</b>	Pool:
Finished Floor (Total):	<b>2,165 sq. ft.</b>	Crawl/Bsmt. Height:		4	<b>Main</b>	<b>2</b>	<b>No</b>	Garage Sz: <b>743</b>
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>3</b>	5				Grg Dr Ht:
Grand Total:	<b>2,165 sq. ft.</b>	Basement: <b>None</b>		6				
				7				
				8				

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

**Top 5 reasons why this home will move quick. #1. HOUSE - This unique 2 level home has 3 beds + 2 baths up. Main level is wide open w/grand foyer, home office, large dining/living & an entertainers kitchen. Walk-in pantry, laundry room + 2 car garage. #2. RENOS - The interior has been completely renovated. Top to bottom - it's gorgeous. The south facing patio is to die for. #3. LOT - Situated way back from the road. 1/4 acre of private oasis. Green thumbs dream garden, playground for kids & fenced for dogs. Easy RV parking. #4. LOCATION - Super close to MR Elementary, Larry Walker Field, MR Golf course, tons of shopping & rests. Very central. #5. STUDIO - The detached garage has been converted to photo studio + man cave w/bathroom. Endless options + potential.**