



Presented by:
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Active
R2758186
Board: V
House/Single Family

23401 KANAKA WAY

Maple Ridge
Cottonwood MR
V2W 0B7

Residential Detached

\$999,900 (LP)
(SP)



23401 KANAKA WAY

Sold Date: Frontage (feet): **31.00** Original Price: **\$999,900**
Meas. Type: Bedrooms: **4** Approx. Year Built: **2007**
Depth / Size: **96** Bathrooms: **4** Age: **16**
Lot Area (sq.ft.): **3,003.00** Full Baths: **2** Zoning: **R-3**
Flood Plain: Half Baths: **2** Gross Taxes: **\$5,508.96**
Rear Yard Exp: **North** For Tax Year: **2022**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **027-062-759**
Tour: **Virtual Tour URL**

View: **Yes: Kanaka Creek**
Complex / Subdiv: **Village At Kanaka**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Vinyl, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Electric, Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:

Metered Water:

Total Parking: **3** Covered Parking: **2** Parking Access: **Lane**
Parking: **DetachedGrge/Carport, Garage; Double**
Dist. to Public Transit: **Close** Dist. to School Bus: **Close**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Laminate, Tile, Carpet**

Legal: **LOT 8, PLAN BCP29907, DISTRICT LOT 404, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry, Workshop Detached**

Site Influences: **Central Location, Lane Access, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'10 x 5'5	Below	Walk-In Closet	4'11 x 4'10			x
Main	Den	11'2 x 9'10	Below	Laundry	10'7 x 8'4			x
Main	Dining Room	17'7 x 14'1	Below	Recreation	19'2 x 15'2			x
Main	Living Room	15'7 x 13'7						x
Main	Kitchen	12'9 x 8'3						x
Above	Primary	14'8 x 12'11						x
Above	Walk-In Closet	6'11 x 5'6						x
Above	Bedroom	13'5 x 10'2						x
Above	Bedroom	13'5 x 10'						x
Below	Bedroom	10'1 x 8'2						x

Finished Floor (Main): **930**
Finished Floor (Above): **924**
Finished Floor (Below): **0**
Finished Floor (Basement): **833**
Finished Floor (Total): **2,687 sq. ft.**
Unfinished Floor: **0**
Grand Total: **2,687 sq. ft.**

of Rooms: **13**
of Kitchens: **1**
of Levels: **3**
Suite: **Other**
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **4**
Basement: **Fully Finished**

Bath	Floor	# of Pieces	Ensuite?
1	Main	2	No
2	Above	4	Yes
3	Above	3	No
4	Below	2	No
5			
6			
7			
8			

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz: **19'4 x**
Grg Dr Ht:

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

Top 5 reasons why this home will sell quick. #1. LOCATION - Steps from Kanaka Creek School & the amazing playground. Across the street from the Kanaka Creek. Central with easy access to Lougheed. #2. DETACHED - Built in 2008 & includes; little fenced yard, 2 patios, 2 car garage (off back alley)+ extra spot. #3. LAY-OUT - 3 levels with 4 bathrooms. The main level has an open concept kitchen/dining/living & great office space. Upstairs has 3 bedrooms. Main bedroom is at the front w/vaulted ceilings, huge walk-in & 4 piece ensuite. #4. BASEMENT - Fully finished with wet bar and 2 piece bathroom. Spacious laundry room + the 4th bedroom. #5. PRICE - All this for under \$1 mil is unheard of in Maple Ridge. Open Sat/Sun March 11/12 - 2:00-4:00. Be there :)