

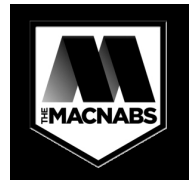


Presented by:

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Active
R2770555

Board: V
House/Single Family

11280 ELTHAM STREET

Maple Ridge
Southwest Maple Ridge
V2X 1P3

Residential Detached

\$1,649,000 (LP)
(SP)



11280 ELTHAM ST

Sold Date:	If new, GST/HST inc?:	Original Price: \$1,649,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1962
Frontage(feet): 120.00	Bathrooms: 3	Age: 61
Frontage(metres): 36.58	Full Baths: 3	Zoning: RS-1
Depth / Size: 120	Half Baths: 0	Gross Taxes: \$5,515.64
Lot Area (sq.ft.): 14,400.00	Rear Yard Exp:	For Tax Year: 2022
Lot Area (acres): 0.33	P.I.D.: 000-549-321	Tax Inc. Utilities?: No
Flood Plain:		Tour: Virtual Tour URL
View: :		
Complex/Subdiv: HAMMOND		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: Rancher/Bungalow w/Bsmt.	Total Parking: 5 Covered Parking: 2 Parking Access: Front
Construction: Frame - Wood	Parking: DetachedGrge/Carpport
Exterior: Mixed, Wood	Driveway Finish:
Foundation: Concrete Perimeter	Dist. to Public Transit: .5 block Dist. to School Bus: 850m
Renovations:	Title to Land: Freehold NonStrata Land Lease Expiry Year:
# of Fireplaces: R.I. Fireplaces:	Property Disc.: Yes
Fireplace Fuel:	Fixtures Leased: No :
Fuel/Heating: Forced Air, Natural Gas	Fixtures Rmvd: Yes :Ask LA
Outdoor Area: Patio(s) & Deck(s)	Floor Finish: Mixed, Carpet
Type of Roof: Asphalt	

Legal: **LOT A, PLAN NWP114, DISTRICT LOT 279, GROUP 1, NEW WESTMINSTER LAND DISTRICT, (X33509)**

Amenities:

Site Influences: **Central Location, Golf Course Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,300	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Dining Room	16'1 x 13'4			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	17'4 x 10'11			x	Main 4
Finished Floor (Below):	1,233	Main	Kitchen	17'10 x 10'1			x	Main 4
Finished Floor (Basement):	0	Main	Pantry	11'8 x 6'0			x	Below 3
Finished Floor (Total):	2,533sq. ft.	Main	Primary Bedroom	12'2 x 11'4			x	
Unfinished Floor:	0	Main	Walk-In Closet	5'10 x 5'9			x	
Grand Total:	2,533sq. ft.	Main	Bedroom	10'11 x 9'11			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Dining Room	11'2 x 7'7			x	
		Below	Kitchen	11'10 x 7'3			x	
		Below	Living Room	15'1 x 13'3			x	
		Below	Bedroom	13'10 x 10'8			x	
		Below	Laundry	11'6 x 6'11			x	
		Below	Storage	18'9 x 19'0			x	

Suite: Unauthorized Suite	Manuf Type:	Registered in MHR?:	PAD Rental:
Basement: Fully Finished	MHR#:	CSA/BCE:	Maint. Fee:
Crawl/Bsmt. Height: # of Levels: 2	ByLaw Restrictions:		
# of Kitchens: 2 # of Rooms: 13			

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

RARE Double lot doozy that is Packed w/Perks & Potential! Rs-1 Zoning but OCP has options which include R1, RT-1 (Duplex), RT-2 (Triplex), CD-1-93 & RS-1B which gives tons of redevelopment potential! 11280 Eltham comes loaded w/3 Bed 3 Bath 2,533sqft, 14,400sqft lot,1 bed in-law suite, 569sqft detached shop that can be used as a man cave/lady lair, garage, GYM or potential spot for the in-laws or mortgage helper;)The backyard paradise takes full advantage of the space w/Garden & Green house, Pool, Bunk house/tree fort, sandbox area & tons of yard space. Ideal for investors, builders or family looking to hold & reap the benefits of future development So much to say about this property Click "VIRTUAL TOUR" for more Info, 3D floorplan, VIDEO & Pics OPEN HOUSE Sat Apr 29 & Sun Apr 30 1pm-3pm