



Presented by:  
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**Active**  
**R2775856**  
Board: V  
House/Single Family

**11024 238 STREET**

Maple Ridge  
Cottonwood MR  
V2W 1E7

Residential Detached

**\$1,249,900** (LP)   
(SP)



**11024 238 St, Maple Ridge**

Sold Date: If new, GST/HST inc?: Original Price: **\$1,249,900**  
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1996**  
Frontage(feet): **0.00** Bathrooms: **4** Age: **27**  
Frontage(metres): Full Baths: **3** Zoning: **CD193**  
Depth / Size: Half Baths: **1** Gross Taxes: **\$6,065.18**  
Lot Area (sq.ft.): **6,599.00** Rear Yard Exp: **South** For Tax Year: **2022**  
Lot Area (acres): **0.15** P.I.D.: **023-313-161** Tax Inc. Utilities?: **No**  
Flood Plain: Tour:  
View: **Yes : trees**  
Complex/Subdiv:  
First Nation Reserve:  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/ Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Vinyl**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **3** R.I. Fireplaces:  
Fireplace Fuel: **Natural Gas**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double**  
Driveway Finish: **Concrete**  
Dist. to Public Transit: **1 block** Dist. to School Bus: **1 block**  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
Property Disc.: **Yes**  
Fixtures Leased: **No**  
Fixtures Rmvd: **Yes :Fridge in basement**  
Floor Finish: **Mixed**

Legal: **LOT 44, PLAN LMP26483, DISTRICT LOT 404, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Golf Course Nearby, Greenbelt, Private Yard, Recreation Nearby, Shopping Nearby**  
Features: **CltHwsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,185	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	855	Main	Foyer	7'6 x 6'4	Bsmt	Kitchen	11'8 x 8'9	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	15'4 x 12'4	Bsmt	Dining Room	13'8 x 8'10	Main	2
Finished Floor (Below):	0	Main	Den	8'11 x 7'9	Bsmt	Bedroom	13'2 x 12'1	Above	3
Finished Floor (Basement):	1,132	Main	Dining Room	13'10 x 10'6	Bsmt	Bedroom	8'10 x 8'7	Above	4
Finished Floor (Total):	3,172sq. ft.	Main	Family Room	19' x 12'4			x	Bsmt	3
Unfinished Floor:	0	Main	Eating Area	13'10 x 8'7			x		
Grand Total:	3,172sq. ft.	Main	Kitchen	11'9 x 9'0			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Walk-In Closet	9'2 x 5'3			x		
		Above	Bedroom	12'6 x 11'8			x		
		Above	Bedroom	11'10 x 9'3			x		
		Above	Primary Bedroom	16'8 x 12'4			x		
		Above	Walk-In Closet	9'2 x 5'3			x		
		Bsmt	Recreation Room	25'3 x 11'8			x		
Suite: <b>Unauthorized Suite</b>		Manuf Type: Registered in MHR?: PAD Rental: MHR#: CSA/BCE: Maint. Fee:							
Basement: <b>Fully Finished</b>									
Crawl/Bsmt. Height:	# of Levels: 3	ByLaw Restrictions:							
# of Kitchens: 2	# of Rooms: 17								

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

**Welcome to your dream home in Maple Ridge's sought-after Cottonwood area! This exceptional property has 5 bedrooms, 4 bathrooms, and a desirable 2-bedroom basement suite with a separate entrance. White kitchen with black granite counters makes this amazing kitchen ready for any chef. Situated on a tranquil greenbelt, you'll love the privacy and serenity it offers. With a generous 6599 sqft lot, you'll have plenty of space for outdoor activities in the professionally landscaped yard with beautiful flowers. The spacious interior spans 3172 sqft, providing plenty of room for the whole family. Conveniently located just down the street from Kanaka Creek Elementary, your children's education is within walking distance. Don't miss this incredible opportunity to own a slice of paradise!**