



Presented by:
Russ Macnab PREC*

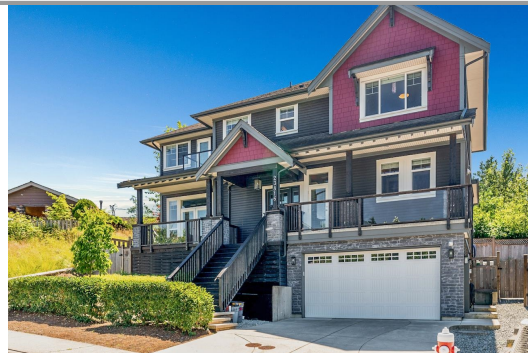
Keller Williams Elite Realty
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Active
R2785133
Board: V
House/Single Family

23816 110 AVENUE
Maple Ridge
Cottonwood MR
V2W 1Z8

Residential Detached
\$1,575,000 (LP)
(SP)



| | | |
|--|-------------------------------------|------------------------------------|
| Sold Date: | If new, GST/HST inc?: | Original Price: \$1,575,000 |
| Meas. Type: Feet | Bedrooms: 4 | Approx. Year Built: 2016 |
| Frontage(feet): 64.00 | Bathrooms: 4 | Age: 7 |
| Frontage(metres): 19.51 | Full Baths: 3 | Zoning: R-1 |
| Depth / Size: | Half Baths: 1 | Gross Taxes: \$6,789.06 |
| Lot Area (sq.ft.): 5,535.00 | Rear Yard Exp: South | For Tax Year: 2022 |
| Lot Area (acres): 0.13 | P.I.D.: 028-834-500 | Tax Inc. Utilities?: No |
| Flood Plain: | | Tour: Virtual Tour URL |
| View: : | | |
| 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: **Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **5** Covered Parking: **2** Parking Access:
Parking: **Add. Parking Avail., Garage; Double, RV Parking Avail.**
Driveway Finish:
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: **No** :
Floor Finish: **Mixed**

Legal: **LOT 61, PLAN BCP50702, DISTRICT LOT 408, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central, In Suite Laundry**

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

| Finished Floor (Main): | 2,255 | Floor | Type | Dimensions | Floor | Type | Dimensions | Bathrooms |
|----------------------------|--------------|-------|-----------------|----------------|-------|------|------------|------------|
| Finished Floor (Above): | 1,166 | Main | Foyer | 10'9" x 9'10" | | | x | Floor #Pcs |
| Finished Floor (AbvMain2): | 0 | Main | Living Room | 17'9" x 15'10" | | | x | Main 2 |
| Finished Floor (Below): | 0 | Main | Dining Room | 13'11" x 13' | | | x | Bsmt 3 |
| Finished Floor (Basement): | 859 | Main | Kitchen | 13'9" x 11'4" | | | x | Above 5 |
| Finished Floor (Total): | 3,280sq. ft. | Main | Den | 14' x 11'11" | | | x | Above 5 |
| Unfinished Floor: | 0 | Above | Primary Bedroom | 14'11" x 14'4" | | | x | |
| Grand Total: | 3,280sq. ft. | Above | Bedroom | 15'1" x 14'2" | | | x | |
| Flr Area (Det'd 2nd Res): | sq. ft. | Above | Bedroom | 13'7" x 11'11" | | | x | |
| | | Bsmt | Kitchen | 16'11" x 8'9" | | | x | |
| | | Bsmt | Living Room | 12'10" x 10'9" | | | x | |
| | | Bsmt | Bedroom | 12'9" x 10'3" | | | x | |
| | | | | x | | | x | |
| | | | | x | | | x | |

Suite: **Unauthorized Suite**
Basement: **Fully Finished**

Crawl/Bsmt. Height: # of Levels: **3**
of Kitchens: **2** # of Rooms: **11**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

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

Don't miss the chance to own this exquisite home in one of Maple Ridge's most sought-after neighbourhoods! This home has 10-foot high ceilings, open concept kitchen, dining room, and living space, making it an entertainer's dream. Upstairs has three spacious bedrooms, including the primary bedroom with stunning ensuite bathroom featuring a soaker tub, separate shower, massive walk-in closet, and a private balcony offering breathtaking sunset views. The basement suite has separate entrance and offers 1 bedroom, 1 bathroom, large living room and it's own laundry. Outside, the private yard backs onto a tranquil greenbelt and features a covered deck and a built-in fireplace, perfect for cozy gatherings. The property also includes air conditioning and instant hot water for high end comfort.