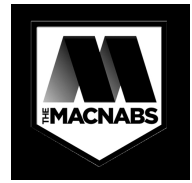




# Craig Johnston

The Macnabs Team  
Keller Williams Elite Realty  
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**Active**  
**R2847325**  
Board: V  
House/Single Family

**20492 123B AVENUE**  
Maple Ridge  
Northwest Maple Ridge  
V2X 0A1

Residential Detached  
**\$1,488,800** (LP)   
(SP)



20492 123B AVENUE

Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,488,800</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>5</b>	Approx. Year Built: <b>1988</b>
Frontage(feet): <b>35.90</b>	Bathrooms: <b>3</b>	Age: <b>36</b>
Frontage(metres): <b>10.94</b>	Full Baths: <b>2</b>	Zoning: <b>RS-1</b>
Depth / Size: <b>140.29</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$6,488.07</b>
Lot Area (sq.ft.): <b>8,721.00</b>	Rear Yard Exp: <b>East</b>	For Tax Year: <b>2022</b>
Lot Area (acres): <b>0.20</b>	P.I.D.: <b>007-902-778</b>	Tax Inc. Utilities?:
Flood Plain:		Tour: <b>Virtual Tour URL</b>
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: <b>2 Storey</b>	Total Parking: <b>8</b>	Covered Parking: <b>2</b>	Parking Access: <b>Front</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Add. Parking Avail., Garage; Double</b>		
Exterior: <b>Brick, Wood</b>	Driveway Finish: <b>Concrete</b>		
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit: <b>NEAR</b>	Dist. to School Bus: <b>NEAR</b>	
Renovations:	Title to Land: <b>Freehold NonStrata</b>	Land Lease Expiry Year:	
# of Fireplaces: <b>2</b>	R.I. Fireplaces:	Property Disc.: <b>Yes</b>	
Fireplace Fuel: <b>Natural Gas</b>	Rain Screen:	Fixtures Leased: <b>No</b>	
Fuel/Heating: <b>Forced Air, Natural Gas, Radiant</b>	Metered Water:	Fixtures Rmvd: <b>Yes :Dining Room Chandelier</b>	
Outdoor Area: <b>Fenced Yard, Patio(s)</b>	R.I. Plumbing:	Floor Finish: <b>Hardwood, Tile, Carpet</b>	
Type of Roof: <b>Asphalt</b>			

Legal: **LOT 14, PLAN NWP74861, DISTRICT LOT 276, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central, Garden, Green House, Storage, Workshop Detached**

Site Influences: **Central Location, Cul-de-Sac, Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Microwave, Pantry, Storage Shed, Vacuum - Built In, Wine Cooler**

Finished Floor (Main):	1,516	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,515	Main	Foyer	8'0 x 7'1	Above	Storage	7'3 x 9'0	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	13'0 x 17'8	Above	Flex Room	12'10 x 14'0	Main 2
Finished Floor (Below):	0	Main	Dining Room	11'0 x 14'4				Above 4
Finished Floor (Basement):	0	Main	Kitchen	9'7 x 11'3				Above 5
Finished Floor (Total):	3,031 sq. ft.	Main	Pantry	4'6 x 4'5				
Unfinished Floor:	0	Main	Eating Area	7'11 x 15'2				
Grand Total:	3,031 sq. ft.	Main	Family Room	18'0 x 13'4				
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	10'7 x 11'7				
Suite: <b>None</b>		Main	Laundry	10'2 x 6'4				
Basement: <b>Crawl</b>		Above	Primary Bedroom	13'0 x 21'5				
		Above	Bedroom	13'2 x 12'9				
		Above	Bedroom	9'5 x 11'0				
		Above	Bedroom	9'3 x 11'0				

Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: <b>1</b>	# of Rooms: <b>15</b>	MHR#:	CSA/BCE:	Maint. Fee:
		ByLaw Restrictions:		

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

**Top 5 reasons why this property will move quick: #1 LOCATION - Super central. Close to Westgate Centre, Fairview Elementary & Westview High. Close to bus stops, Westcoast Express with tons of shopping & good eats within walking distance. #2 UPDATES - Tasteful updates. Kitchen (2012) w/ Custom Banquette, Chef Inspired Appliances. Ensuite (2011) w/ Radiant Marble Floor, Free Standing Maax Bathtub & Heated Towel Bar. #3 NEIGHBOURHOOD - Quiet, Friendly Cul-De-Sac. Enjoy the summer nights with a community BBQ, Movie Night or enjoy the peaceful evenings in your own backyard sanctuary. #4 FEATURES - Year round serene Garden. Victorian Style Greenhouse, all Poly B removed. #5 PRICE - All this for under \$1.5M Unheard of, I know. Open House Sat(10) & Sun (11) 12-2PM**