



Presented by:  
**Russ Macnab PREC\***

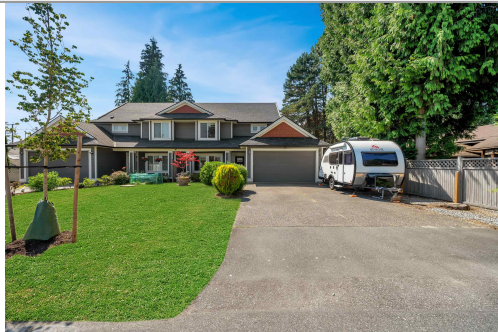
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**Active**  
**R2908160**  
Board: V  
1/2 Duplex

**12157 214 STREET**  
Maple Ridge  
West Central  
V2X 5E3

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



Sold Date:	If new,GST/HST inc?:	Original Price: <b>\$1,249,900</b>
Meas. Type:	Bedrooms: <b>4</b>	Approx. Year Built: <b>2014</b>
Frontage(feet):	Bathrooms: <b>3</b>	Age: <b>10</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>RT-1</b>
Depth / Size (ft.):	Half Baths: <b>1</b>	Gross Taxes: <b>\$5,345.13</b>
Sq. Footage: <b>5,670.00</b>	P.I.D.: <b>029-379-865</b>	For Tax Year: <b>2022</b>
Flood Plain:	View: :	Tax Inc. Utilities?:
Complex / Subdiv:	View: :	Tour:
First Nation		
Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Fibre Cement Board, Mixed, Vinyl**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **0** R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **6** Covered Parking: **2** Parking Access:  
Parking: **Garage; Double**  
Dist. to Public Transit:  
Title to Land: **Freehold Strata** Dist. to School Bus:  
Property Disc.: **Yes**  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish:

Legal: **STRATA LOT 1, PLAN EPS1953, DISTRICT LOT 248, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Pool; Outdoor**

Site Influences:  
Features:

Finished Floor (Main): **1,264**  
Finished Floor (Above): **1,001**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **2,265 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **2,265 sq. ft.**

Units in Development:  
Exposure:  
Mgmt. Co's Name:  
Maint Fee: **\$0.00**  
Maint Fee Includes:

Tot Units in Strata:  
Storeys in Building:  
Mgmt. Co's #:  
Council/Park Apprv?:

Locker:

Suite:  
Basement: **None**  
Crawl/Bsmt. Ht: # of Levels: **2**  
# of Kitchens: **1** # of Rooms: **10**

Bylaws Restrictions: **No Restrictions**  
Restricted Age:  
# or % of Rentals Allowed:  
Short Term (<1yr)Rnt/Lse Alwd?: **Yes**  
Short Term Lse-Details: **yes**

# of Pets: Cats: Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	6'7 x 17'7	Above	Bedroom	11'0 x 11'9	1	Main	2	No
Main	Living Room	12'1 x 13'9	Above	Bedroom	12'5 x 10'5	2	Above	4	No
Main	Dining Room	12'6 x 10'0			x	3	Above	5	Yes
Main	Kitchen	15'0 x 16'0			x	4			
Main	Family Room	15' x 12'			x	5			
Main	Bedroom	12'4 x 10'2			x	6			
Above	Primary Bedroom	19'5 x 12'8			x	7			
Above	Walk-In Closet	10'5 x 4'0			x	8			

Listing Broker(s): **Royal LePage Elite West**

**Welcome to this amazing 1/2 duplex located in the highly desirable Westside neighborhood of Maple Ridge. This beautifully designed 4 bed, 3 bath home features a modern kitchen with quartz countertops, stainless steel appliances, and sleek fixtures. The open-concept floor plan is perfect for families and entertaining multiple guest at the same time! This home offers flexibility for bigger families with one bedroom on the main floor and three additional bedrooms upstairs. The fully fenced yard provides privacy and an above ground pool with wrap around deck. Situated just blocks away from multiple schools, parks, and public transit, this central location is perfect for families. Don't miss your chance to see this exceptional property! OPEN HOUSE SAT JULY 27 & SUN JULY 28 2-4PM**