



Presented by:
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Active
R2963914
 Board: V
 House/Single Family

22404 MORSE CRESCENT

Maple Ridge
 East Central
 V2X 9G6

Residential Detached
\$1,349,000 (LP)
 (SP)



22404 MORSE CRESCENT

Sold Date: If new, GST/HST inc?: **No** Original Price: **\$1,349,000**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1986**
 Frontage(feet): **0.00** Bathrooms: **3** Age: **39**
 Frontage(metres): Full Baths: **3** Zoning: **R-1**
 Depth / Size: Half Baths: **0** Gross Taxes: **\$5,902.11**
 Lot Area (sq.ft.): **4,631.00** Rear Yard Exp: **South** For Tax Year: **2024**
 Lot Area (acres): **0.11** P.I.D.: **001-066-234** Tax Inc. Utilities?: **No**
 Flood Plain: Tour: **Virtual Tour URL**
 View: **No**
 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	Total Parking: 4 Covered Parking: 2 Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double, Open
Exterior: Vinyl	Driveway Finish: Asphalt
Foundation: Concrete Slab	Dist. to Public Transit: Close Dist. to School Bus: Close
Renovations:	Title to Land: Freehold NonStrata Land Lease Expiry Year:
# of Fireplaces: 1 R.I. Fireplaces:	Property Disc.: Yes
Fireplace Fuel: Electric	Fixtures Leased: No
Fuel/Heating: Forced Air, Natural Gas	Fixtures Rmvd: No
Outdoor Area: Fenced Yard	Floor Finish: Laminate
Type of Roof: Asphalt	

Legal: **LOT 2, PLAN NWP68942, SECTION 20, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

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

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

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Fireplace Insert, Hot Tub Spa/Swirlpool, Microwave**

Finished Floor (Main):	1,300	Floor Type	Dimensions	Floor Type	Dimensions	Bathrooms
Finished Floor (Above):	1,639	Main Foyer	12'2 x 7'8	Above Bedroom	12'10 x 9'	Floor #Pcs
Finished Floor (AbvMain2):	0	Main Bedroom	13'6 x 9'2			Main 4
Finished Floor (Below):	0	Main Bedroom	17' x 10'2			Above 4
Finished Floor (Basement):	0	Main Kitchen	12'2 x 5'10			Above 4
Finished Floor (Total):	2,939sq. ft.	Main Dining Room	16' x 6'6			
Unfinished Floor:	0	Main Living Room	16' x 10'			
Grand Total:	2,939sq. ft.	Main Pantry	4'6 x 3'8			
Flr Area (Det'd 2nd Res):	sq. ft.	Above Living Room	19'2 x 16'10			
Suite: Unauthorized Suite		Above Dining Room	19'2 x 12'2			
Basement: Fully Finished, Separate Entry		Above Eating Area	8'1 x 10'			
		Above Kitchen	12'7 x 10'			
		Above Primary Bedroom	12'10 x 15'1			
		Above Bedroom	10'5 x 9'			

Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: 2	# of Rooms: 14	MHR#:	CSA/BCE:	Maint. Fee:
		ByLaw Restrictions:		

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

MORSE CRESCENT BEAUTY! This gorgeous renovated home blends modern design and classic charm. Fall in love with the spacious living room with a bay window, new fireplace, custom built-ins, flowing into the dining and kitchen areas with newer flooring throughout! The kitchen features white shaker cabinets, ample counter space, and storage. Step out onto the expansive covered deck overlooking a private fenced yard and HOT TUB. Upstairs are 3 generous beds, including a primary suite with en-suite. On the lower level is a huge 2-bed suite. Additional upgrades include 200-amp service, EV charger, a new hot tub + a two-car garage. All surrounded by the best community! Walking distance to trails/parks, restaurants (Humble Roots Cafe anyone?) and amenities! OPEN HOUSE SAT 8th, 2-4PM + SUN 9th 1-2PM