



Presented by:
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Active
R2983486
 Board: V
 House/Single Family

13446 236 STREET

Maple Ridge
 Silver Valley
 V4R 0E4

Residential Detached
\$1,700,000 (LP)
 (SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,700,000
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 2012
Frontage(feet): 0.00	Bathrooms: 6	Age: 13
Frontage(metres):	Full Baths: 4	Zoning: RS-1B
Depth / Size:	Half Baths: 2	Gross Taxes: \$7,681.39
Lot Area (sq.ft.): 6,006.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.14	P.I.D.: 028-636-341	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: Yes: Greenery & Valley		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas**
 Fuel/Heating: **Forced Air, Heat Pump, 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, Open, RV Parking Avail.**
 Driveway Finish:
 Dist. to Public Transit: **Close** Dist. to School Bus: **Close**
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 Property Disc.: **No**
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish:

Legal: **LOT 7, PLAN EPP11249, SECTION 28, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

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

Site Influences: **Cul-de-Sac, Greenbelt, Private Setting, Private Yard, Recreation Nearby, Treed**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Free Stand F/P or Wdstove, Garage Door Opener, Pantry, Security - Roughed In, Vacuum - Built In**

Finished Floor (Main):	1,315	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,406	Main	Foyer	7'5" x 10'0"	Bsmt	Media Room	14'7" x 16'5"	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Office	9'8" x 9'3"	Bsmt	Bedroom	10'11" x 14'3"	Main 2
Finished Floor (Below):	0	Main	Dining Room	13'9" x 12'1"	Bsmt	Recreation Room	22'10" x 15'7"	Above 5
Finished Floor (Basement):	1,299	Main	Living Room	15'0" x 16'10"	Bsmt	Bedroom	11'0" x 9'9"	Above 3
Finished Floor (Total):	4,020sq. ft.	Main	Kitchen	22'10" x 14'2"			x	Above 5
Unfinished Floor:	27	Main	Pantry	4'11" x 5'8"			x	Bsmt 2
Grand Total:	4,047sq. ft.	Main	Mud Room	6'5" x 6'4"			x	Bsmt 3
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	13'0" x 18'11"			x	
Suite:		Above	Walk-In Closet	9'6" x 7'9"			x	
Basement: Full, Fully Finished, Separate Entry		Above	Bedroom	12'7" x 13'10"			x	
Crawl/Bsmt. Height: # of Levels: 3		Above	Bedroom	13'0" x 17'8"			x	
# of Kitchens: 1 # of Rooms: 17		Above	Bedroom	9'8" x 15'0"			x	
		Above	Laundry	7'0" x 5'9"			x	
		Manuf Type:	Registered in MHR?:	PAD Rental:				
		MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Stonehaus Realty Corp.**

Royal LePage Elite West

This Executive Style Home on Double GREENBELT Built by Scott Charleton Cosntruction features Extensive Crown/Moulding work throughout, Large Gourmet Kitchen w/ Gas Range & Oversized Island, Walk-In Pantry, Cameras, Floor to Ceiling Ledgestone Fireplace, Heat Pump, Large Windows & Spacious Floor Plan! The Master Bedroom featuers Vaulted Ceilings, Walk-In-Closet & Spacious Ensuite w/ Soaker Tub! Fully Finished Basement features Separate Entry, 2 Bedrooms, Full Bathroom & a Full Media Room w/ Bar, perfect for Teenagers, Family, Entertaining or easily convert into a MORTGAGE HELPER! Your Low Maintenance Backyard features Ultimate Privacy as you are surrounded by Greenery as well as a Large Covered Deck Area, Turf Yard & Gas BBQ Line! Just steps away from Shoesmith Trail, Hiking & Transit!