



Presented by:
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Active
R2990656
 Board: V
 House/Single Family

24064 127B AVENUE

Maple Ridge
 Silver Valley
 V4R 0G7

Residential Detached

\$1,499,900 (LP)

(SP)



24064 127B Ave

Sold Date:	If new, GST/HST inc?:	Original Price: \$1,499,900
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 2018
Frontage(feet): 36.00	Bathrooms: 4	Age: 7
Frontage(metres): 10.97	Full Baths: 3	Zoning: R-2
Depth / Size: 103	Half Baths: 1	Gross Taxes: \$6,950.02
Lot Area (sq.ft.): 3,735.00	Rear Yard Exp: South	For Tax Year: 2024
Lot Area (acres): 0.09	P.I.D.: 030-279-623	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: :		
Complex/Subdiv: Fern Grove		
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: **Mixed**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

Reno. Year: **2023**
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

Total Parking: **4** Covered Parking: **2** Parking Access:
 Parking: **Garage; Double**
 Driveway Finish:
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Land Lease Expiry Year:
 Property Disc.: **Yes**
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish:

Legal: **LOT 8, PLAN EPP72767, SECTION 22, TOWNSHIP 12, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Greenbelt, Private Setting, Recreation Nearby**

Features:

Finished Floor (Main):	908	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,173	Main	Foyer	8' x 11'5"	Bsmt	Bedroom	11' x 10'8"	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	14'8" x 17'4"	Bsmt	Bedroom	11' x 9'	Main 2
Finished Floor (Below):	0	Main	Kitchen	12'4" x 12'10"			x	Above 3
Finished Floor (Basement):	889	Main	Dining Room	17'10" x 11'2"			x	Above 5
Finished Floor (Total):	2,970sq. ft.	Above	Primary Bedroom	13'4" x 14'11"			x	Bsmt 3
Unfinished Floor:	0	Above	Walk-In Closet	8'9" x 5'8"			x	
Grand Total:	2,970sq. ft.	Above	Bedroom	10'10" x 8'6"			x	
		Above	Bedroom	8'7" x 10'8"			x	
		Above	Bedroom	10'1" x 10'8"			x	
		Above	Laundry	5'9" x 6'1"			x	
		Bsmt	Kitchen	8'1" x 9'3"			x	
		Bsmt	Living Room	9'1" x 8'1"			x	
		Bsmt	Dining Room	6'3" x 9'3"			x	

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

Crawl/Bsmt. Height: # of Levels: **3**
 # of Kitchens: **2** # of Rooms: **15**

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

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

Welcome to FERN GROVE ESTATES by the Alouette River! This stunning 6 bed, 4 bath home checks all the boxes. Highlights include quartz countertops, a custom kitchen with premium stainless steel appliances, gas range, 10-ft ceilings, gas fireplace, and a main floor powder room. Upstairs offers 4 spacious bedrooms, laundry, and a luxurious primary suite with walk-in closet, glass shower & soaker tub. Enjoy outdoor living with a covered deck (BBQ hook-up), synthetic turf yard, and gas firepit connection. Bonus: AC, hot water on demand, and a 2-bedroom mortgage helper with separate entrance. Located minutes from Alouette Lake & Golden Ears Park in a family-friendly neighborhood surrounded by trails and nature.