



Presented by:
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Active
R3087295
Board: V
House/Single Family

13665 MCKERCHER DRIVE

Maple Ridge
Silver Valley
V4R 0E1

Residential Detached

\$1,849,900 (LP)
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,849,900**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2015**
Frontage(feet): **0.00** Bathrooms: **4** Age: **11**
Frontage(metres): **10.06** Full Baths: **3** Zoning: **R-1**
Depth / Size: Half Baths: **1** Gross Taxes: **\$9,215.85**
Lot Area (sq.ft.): **5,756.00** Rear Yard Exp: **Northwest** For Tax Year: **2025**
Lot Area (acres): **0.13** P.I.D.: **029-067-570** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour: **Virtual Tour URL**
View: **Yes: Valley & Mountains**
Complex/Subdiv: **FORMOSA PLATEAU**
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary 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:
Rain Screen:
Metered Water:
R.I. Plumbing:

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

Legal: **LOT 26, PLAN EPP22999, SECTION 32, TOWNSHIP 12, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Security System, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main):	1,289	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,251	Main	Living Room	17'10 x 16'3	Bsmt	Family Room	18'7 x 16'	Floor #Pcs
Finished Floor (AbvMain2):	1,671	Main	Dining Room	13'7 x 9'9	Bsmt	Bedroom	12' x 10'	Main 2
Finished Floor (Below):	0	Main	Kitchen	15'6 x 12'6	Bsmt	Storage	12'5 x 6'4	Above 4
Finished Floor (Basement):	0	Main	Office	11'10 x 11'			x	Above 5
Finished Floor (Total):	4,211 sq. ft.	Main	Mud Room	7'10 x 4'6			x	Bsmt 3
Unfinished Floor:	0	Above	Primary Bedroom	17'6 x 16'3			x	
Grand Total:	4,211 sq. ft.	Above	Walk-In Closet	16'3 x 7'9			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	14'2 x 10'10			x	
		Above	Bedroom	14' x 10'1			x	
		Above	Laundry	10'10 x 5'11			x	
		Bsmt	Gym	12'1 x 10'			x	
Suite: Unauthorized Suite		Bsmt	Media Room	21' x 19'9			x	
Basement: Fully Finished, Separate Entry		Bsmt	Kitchen	8'3 x 7'1			x	

Crawl/Bsmt. Height: # of Levels: **3**
of Kitchens: **2** # of Rooms: **16**

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

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

Custom home in Formosa Plateau! This 3 story, 4 bed, 4 bath home with fully finished basement & 1 bed suite offers high-end finishing & a functional layout. Main floor has hardwood floors, gourmet kitchen w/ Fisher & Paykel appliances, bright living room w/ large windows, office & mudroom. Step onto the covered patio off the kitchen & enjoy stunning valley & mountain views w/ natural gas BBQ hookup. Upstairs offers laundry room, 3 beds, including a spectacular primary suite w/ spa-like ensuite, soaker tub, dual sinks & oversized walk-in closet. Jack & Jill bath for the secondary bedrooms. Basement includes gym, theatre room, and separate 1 bed suite. A/C and artificial turf yard complete this spectacular package! OPEN HOUSE Feb 7th 2-4pm & Feb 8th 12-2pm so we can all watch the Super Bowl!