

Active
R2409697
 Board: V, Detached
 House/Single Family

24338 102B AVENUE

Maple Ridge
 Albion
 V2W 1Y2

\$669,000 (LP)
 (SP)



Days on Market: **4** List Date: **9/30/2019** Expiry Date: **3/27/2020**
 Previous Price: **\$0** Original Price: **\$669,000** Sold Date:
 Meas. Type: **Feet** Frontage (feet): **0.00** Approx. Year Built: **2002**
 Depth / Size: Frontage (metres): **0.00** Age: **17**
 Lot Area (sq.ft.): **2,346.00** Bedrooms: **4** Zoning: **SFD**
 Flood Plain: Bathrooms: **3** Gross Taxes: **\$4,040.86**
 Council Apprv?: Full Baths: **2** For Tax Year: **2019**
 Rear Yard Exp: Half Baths: **1** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **024-001-759**
 View: **No** Tour:
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Water**
 Sewer Type:

Style of Home: 2 Storey w/Bsmt.	Total Parking: 2	Covered Parking:	Parking Access: Front, Rear
Construction: Frame - Wood	Parking: Open		
Exterior: Other	Dist. to Public Transit: CLOSE	Dist. to School Bus: CLOSE	
Foundation: Concrete Perimeter	CSA/BCE:	Title to Land: Freehold NonStrata	
Rain Screen:	Reno. Year:	Seller's Interest: Registered Owner	
Renovations:	R.I. Plumbing:	Property Disc.: Yes	
# of Fireplaces: 1	R.I. Fireplaces:	PAD Rental:	
Fireplace Fuel: Natural Gas	Metered Water:	Fixtures Leased: No	
Water Supply: City/Municipal		Fixtures Rmvd: Yes: ALL LIGHT FIXTURES WILL BE REP	
Fuel/Heating: Forced Air, Natural Gas		Registered:	
Outdoor Area: Fenced Yard, Patio(s)		Floor Finish: Laminate, Other	
Type of Roof: Asphalt			

Legal: **LOT 117, PLAN LMP36295, SECTION 3, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT** Municipal Charges
 Amenities: Garbage:
 Water:
 Dyking:
 Sewer:
 Other:
 Site Influences: **Central Location, Private Yard, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'5 x 15'2			x			x
Main	Kitchen	12'2 x 9'10			x			x
Main	Dining Room	12'2 x 8'6			x			x
Above	Master Bedroom	13'5 x 11'6			x			x
Above	Bedroom	8'11 x 9'11			x			x
Above	Bedroom	8'7 x 11'5			x			x
Bsmt	Bedroom	8'9 x 12'1			x			x
Bsmt	Recreation	11'11 x 16'3			x			x
Bsmt	Storage	5'7 x 4'8			x			x
Bsmt	Laundry	5'7 x 9'0			x			x

Finished Floor (Main): 691	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 681	# of Kitchens: 1	1	Main	2	No	Barn:
Finished Floor (Below): 607	# of Levels: 3	2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement): 0	Suite: None	3	Above	4	Yes	Pool:
Finished Floor (Total): 1,979 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor: 0	Beds in Basement: 1 Beds not in Basement: 3	5				Grg Door Ht:
Grand Total: 1,979 sq. ft.	Basement: Fully Finished	6				
		7				
		8				

List Broker 1: **RE/MAX Sabre Realty Group - Office: 604-942-0606** List Broker 2:
 List Desig Agt 1: **Danielle Jones - Phone: 604-319-3609** **sellwithdanielle@shaw.ca**
 List Desig Agt 2: 3: Appointments: **Touchbase**
 Sell Broker 1: Call: **DANIELLE**
 Sell Sales Rep 1: 2: 3: Phone: **604-319-3609**
 Owner: **PEI TIEN LIU**
 Commission: **3.25% ON THE FIRST \$100,000 AND 1.1625% ON THE BALANCE.**
 Occupancy: **Tenant**

Realtor
 Remarks:
This one will tick off all of your boxes! At the heart of the home is a spacious floor plan highlighted by the open concept kitchen overlooking the dining room and living room area. Enjoy your rainy days and curl up with good book beside the cozy gas fireplace. For your convenience a 2 pc powder room is situated on the main floor. Upstairs has 3 bedrooms including a master suite with en suite bathroom. On the lower level is a rec room, additional bedroom & laundry. This lovely home is located in a quiet, family friendly neighbourhood close to shopping and amenities. There is parking in the back as well the front! Call me today for your showing!