



Presented by:  
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**Active**  
**R2255287**  
 Board: V  
 House/Single Family

**23669 118A AVENUE**  
 Maple Ridge  
 Cottonwood MR  
 V4R 2C9

Residential Detached  
**\$929,000** (LP)   
 (SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$929,000**  
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1995**  
 Depth / Size: Bathrooms: **4** Age: **23**  
 Lot Area (sq.ft.): **6,017.00** Full Baths: **3** Zoning: **SFD**  
 Flood Plain: Half Baths: **1** Gross Taxes: **\$4,889.41**  
 Rear Yard Exp: For Tax Year: **2017**  
 Council Apprv?: Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **018-499-198**  
 Tour: **Virtual Tour URL**

View: :  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas, Water**

Style of Home: **2 Storey w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Vinyl**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations: Reno. Year:  
 # of Fireplaces: **1** R.I. Plumbing:  
 Fireplace Fuel: **Natural Gas** R.I. Fireplaces:  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air, Heat Pump, Natural Gas**  
 Outdoor Area: **Fenced Yard, Patio(s), Sundeck(s)**  
 Type of Roof: **Asphalt**

Total Parking: **5** Covered Parking: **2** Parking Access:  
 Parking: **Garage; Double, RV Parking Avail.**  
 Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: :  
 Floor Finish: **Laminate, Other**

Legal: **PL LMP12906 LT 8 LD 36 SEC 16 TWP 12.**

Amenities:  
 Site Influences: **Cul-de-Sac, Private Yard, Recreation Nearby, Shopping Nearby**  
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10' x 10'4	Bsmt	Games Room	11'4 x 14'			x
Main	Eating Area	9'10 x 9'8			x			x
Main	Family Room	12'11 x 15'7			x			x
Main	Dining Room	8'9 x 12'2			x			x
Main	Living Room	11'9 x 15'9			x			x
Above	Master Bedroom	12'8 x 11'9			x			x
Above	Bedroom	9'5 x 9'10			x			x
Above	Bedroom	8'10 x 12'5			x			x
Bsmt	Recreation	26' x 12'7			x			
Bsmt	Bedroom	11'4 x 10'			x			

Finished Floor (Main):	<b>993</b>	# of Rooms:	<b>11</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>728</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>975</b>	# of Levels:	<b>3</b>	2	<b>Above</b>	<b>5</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:		3	<b>Above</b>	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>2,696 sq. ft.</b>	Crawl/Bsmt. Height:		4	<b>Bsmt</b>	<b>3</b>	<b>No</b>	Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>1</b>	Beds not in Basement: <b>3</b>	5				Door Height:
Grand Total:	<b>2,696 sq. ft.</b>	Basement: <b>Fully Finished</b>		6				
				7				
				8				

Listing Broker(s): **RE/MAX Sabre Realty Group**

**If you're looking for something special, this is it! Cul-de-sac in a desirable neighbourhood. Executive 2 storey w/finished basement. PRIVATE BACKYARD AND RV PARKING. Kitchen features S/S appliances, GAS STOVE. Entertainers delight! Whether it's formal dinners in your dining room, having your family & friends over for summer BBQ's, (deck equipped with gas hookup) or morning coffee in your livrm. Laminate floors & large windows that allow an abundance of sunlight, this home has the ideal set up for everyone. Mbdrm w/en-suite bath is a nice way to wind down with a wonderful soaker tub. Bsmt allows for the perfect escape with a rec room, 4th bed & bath as well as a hobby room. Enjoy your summers in comfort. There is a heat pump installed also! You have it all! Open house Sat/Sun 2-4 pm**