



Presented by:
Kevin Kang
 Sutton Group - 1st West Realty
 Phone: 604-618-8460
 kevin kang396@gmail.com



Active **12320 256 STREET** Residential Detached
R2295299 Maple Ridge **\$1,528,000** (LP)
 Board: V Websters Corners (SP)
 House with Acreage V4R 1B6



Sold Date: Frontage (feet): **234.00** Original Price: **\$1,528,000**
 Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **9999**
 Depth / Size: **2574.00** Bathrooms: **1** Age: **999**
 Lot Area (sq.ft.): **598,514.00** Full Baths: **1** Zoning: **RS-3**
 Flood Plain: Half Baths: **0** Gross Taxes: **\$5,633.00**
 Rear Yard Exp: **South** For Tax Year: **2018**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **010-929-347**
 Tour:

View: **No** :
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Septic, Water**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Wood**

Total Parking: Covered Parking: Parking Access:
 Parking: **Open, RV Parking Avail.**
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold NonStrata**
 Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Hardwood**

Legal: **PL NWP3253 LT B LD 36 SEC 24 TWP 12. PART SW 1/4, GROUP 1.**

Amenities:
 Site Influences:
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'6" x 11'6"			x			x
Main	Dining Room	11' x 11'6"			x			x
Main	Kitchen	10'6" x 12'			x			x
Main	Eating Area	6' x 8'			x			x
Main	Master Bedroom	12' x 12'			x			x
Main	Porch (enclosed)	5' x 6'			x			x
Above	Bedroom	11' x 12'			x			x
Above	Den	9' x 17'			x			x
Above	Foyer	6'6" x 19'			x			x
		x			x			

Finished Floor (Main):	997	# of Rooms:	9	Bath	1	Floor	Main	# of Pieces	4	Ensuite?	No	Outbuildings
Finished Floor (Above):	545	# of Kitchens:	1	2								Barn:
Finished Floor (Below):	0	# of Levels:	3	3								Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	4								Pool:
Finished Floor (Total):	1,542 sq. ft.	Crawl/Bsmt. Height:		5								Garage Sz:
Unfinished Floor:	997	Beds in Basement:	0	6								Door Height:
Grand Total:	2,539 sq. ft.	Basement:	Full, Unfinished	7								
		Beds not in Basement:	2	8								

Listing Broker(s): **Sutton Group - 1st West Realty**

13.7 ACRES with 234 ft. Frontage X 2573 ft. Depth. RS-3 Zone (ALR), ON CITY WATER... great investment to hold or build new home to suit and wait for future potential. Heritage style home, 2 storey with basement. Main has original wood floors, high ceilings with 1 bedroom, 1 full bath, living room with corner gas fireplace. Upstairs has 2nd bedroom plus den, Basement great for storage or mancave (has 6'4" ceiling height). House could use some handywork. Rented month to month.