



Presented by:
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For Approval

R2561749

Board: V

House/Single Family

21920 WICKLOW WAY


Maple Ridge


West Central

V2X 7W4

Residential Detached

\$799,142 (LP)

(SP) 



Sold Date:

Meas. Type: **Feet**

Depth / Size: **IRREG**

Lot Area (sq.ft.): **9,535.00**

Flood Plain:

Rear Yard Exp: **Southwest**

Council Apprv?:

If new, GST/HST inc?:

Frontage (feet): **162.60**

Bedrooms: **3**

Bathrooms: **1**

Full Baths: **1**

Half Baths: **0**

Original Price: **\$799,142**

Approx. Year Built: **1975**

Age: **46**

Zoning: **RS-1**

Gross Taxes: **\$4,449.84**

For Tax Year: **2020**

Tax Inc. Utilities?:

P.I.D.: **007-479-301**

Tour:

View: :

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer**

Sewer Type: **City/Municipal**

Style of Home: **Rancher/Bungalow**

Construction: **Frame - Wood**

Exterior: **Vinyl, Wood**

Foundation: **Concrete Slab**

Rain Screen:

Reno. Year:

Renovations:

of Fireplaces: **0**

Fireplace Fuel: **None**

Water Supply: **City/Municipal**

Fuel/Heating: **Forced Air, Natural Gas**

Outdoor Area: **Fenced Yard, Patio(s), Patio(s) & Deck(s)**

Type of Roof: **Asphalt**

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

Metered Water:

Total Parking: **6**

Covered Parking: **0**

Parking Access: **Front**

Parking: **Open, RV Parking Avail.**

Dist. to Public Transit: **350m/4min walk**

Dist. to School Bus:

Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**

PAD Rental:

Fixtures Leased: **No**

Fixtures Rmvd: **No**

Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Legal: **LOT 157 DISTRICT LOT 397 GROUP 1NEW WESTMINSTER DISTRICT PLAN 44518**

Amenities: **Green House, In Suite Laundry, Storage, Workshop Detached**

Site Influences: **Central Location, Paved Road, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**

Features: **CltHwsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Smoke Alarm, Storage Shed**


Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'11 x 15'			x			x
Main	Dining Room	15'11 x 9'6			x			x
Main	Kitchen	10'10 x 9'3			x			x
Main	Bedroom	10'6 x 10'			x			x
Main	Bedroom	10'11 x 9'4			x			x
Main	Master Bedroom	11'7 x 11'2			x			x
Main	Storage	8'2 x 3'3			x			x
Main	Other	7' x 4'			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,112	# of Rooms:8	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels: 1	2			No	Workshop/Shed:9'6x9'1
Finished Floor (Basement):	0	Suite: None	3			No	Pool:
Finished Floor (Total):	1,112 sq. ft.	Crawl/Bsmt. Height:	4			No	Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	5			No	Grg Dr Ht:
Grand Total:	1,112 sq. ft.	Basement: None	6			No	
			7			No	
			8			No	

Listing Broker(s): **Royal LePage West Real Estate Services**

Living in a Gardener's Paradise! This 9535 sqft property allows for plenty of sunny space for your plants. Already equipped w/vegetable garden, blueberry shrubs, beautiful flowers, Green House, storage shed, & detached workshop - this securely fenced, flat, & private yard is full of opportunities for a Green Thumb. Natural light floods through the large windows of this 3-bedroom/1-bath rancher w/open concept living area. This charming home features new stainless steel kitchen appliances & laminate flooring throughout. Leave the busy city behind, while still being in close proximity to major routes, shops, breweries, cafes, & transit options. This quiet & friendly neighbourhood is located on bike routes & is just a quick trip to Golden Ears park. Potential for future detached garden suite!


21920 Wicklow Way • Maple Ridge


 **AJIA GLOVER**
Don't just move out... Move Up!

604-315-8586
www.AjiaTheRealtor.com

Please contact Ajia Glover, 604-315-8586, for specifications.


This communication is not intended to cause or induce breach of an existing agency agreement.

 **SEEVIRTUAL**
MARKETING & PHOTOGRAPHY

 **ROYAL LEPAGE**
WEST REAL ESTATE SERVICES

Royal LePage West Real Estate Services Surrey Branch
6-9965 152 Street Surrey, BC V3R 4G5
604-581-3838




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Details


Property Type: Rancher

Year Built: 1975

Living Area: 1,112 sq.ft.

Lot: 9,535 sq.ft.

Taxes: \$4,449.84


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Living in a Gardener's Paradise! This 9535 sq ft property allows for plenty of sunny space for your plants. Already equipped w/thriving vegetable garden, blueberry shrubs, beautiful flowers, Green House, storage shed, & detached workshop - this securely fenced, flat, & private yard is full of opportunities for a Green Thumb. Natural light floods through the large windows of this 3-bedroom/1-bath rancher w/open concept living area. This charming home features new stainless steel kitchen appliances & laminate flooring throughout. Leave the feeling of the busy city behind, while still being in close proximity to major routes, shops, breweries, cafes, & transit options. This quiet & friendly neighbourhood is located near bike routes & is just a quick trip to Golden Ears park. Potential for additional income/ safe & private space for family members: Previous owner had the construction of a 700 sq ft detached garden suite planned & given preliminary approval from the city, just requires a variance. You'll fall in love with this property!

