

Active R2712068 Board: V, Detached House with Acreage	28263 108 AVENUE Maple Ridge Whonnock V2W 1T5	\$2,295,000 (LP) (SP)																																																																																																			
																																																																																																					
	Days on Market: 15 List Date: 8/15/2022 Expiry Date: 7/28/2023 Previous Price: \$0 Original Price: \$2,295,000 Sold Date:																																																																																																				
	Meas. Type: Feet If new, GST/HST inc?: Frontage (feet): 329.00 Bedrooms: 3 Age: 1937 Frontage (metres): 100.28 Bathrooms: 2 Zoning: RS-3 Depth / Size: 642 Full Baths: 2 Gross Taxes: \$4,421.15 Lot Area (sq.ft.): 0.00 Half Baths: 0 For Tax Year: 2021 Lot Area (acres): 4.85 Rear Yard Exp: Flood Plain: No P.I.D.: 005-356-741 Tour:																																																																																																				
	View: No Complex/Subdiv: First Nation Reserve: Services Connected: Electricity, Natural Gas, Septic, Water Sewer Type: Septic Water Supply: Well - Shallow																																																																																																				
	Style of Home: Rancher/Bungalow w/Bsmt. Construction: Frame - Wood Exterior: Mixed, Wood Foundation: Concrete Perimeter Renovations: # of Fireplaces: 1 R.I. Fireplaces: Fireplace Fuel: Wood Fuel/Heating: Electric Outdoor Area: Balcny(s) Patio(s) Dck(s) Type of Roof: Asphalt		Total Parking: Covered Parking: Parking Access: Parking: Add. Parking Avail., DetachedGrge/Carpport, Open Driveway Finish: Dist. to Public Transit: Dist. to School Bus: Title to Land: Freehold NonStrata Land Lease Expiry Year: Seller's Interest: Registered Owner Property Disc.: Yes Fixtures Leased: No Fixtures Rmvd: No Floor Finish:																																																																																																		
	Legal: LOT 3, PLAN NWP6861, SECTION 9, TOWNSHIP 15, NEW WESTMINSTER LAND DISTRICT		Municipal Charges Garbage: Water: Dyking: Sewer: Other:																																																																																																		
	Amenities: Barn, Storage Site Influences: Golf Course Nearby, Private Setting, Rural Setting Features:																																																																																																				
	Finished Floor (Main): 1,006 Finished Floor (Above): 0 Finished Floor (AbvMain2): 0 Finished Floor (Below): 0 Finished Floor (Basement): 1,006 Finished Floor (Total): 2,012sq. ft. Unfinished Floor: 0 Grand Total: 2,012sq. ft. Flr Area (Det'd 2nd Res): sq. ft.	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Bathrooms</th> </tr> </thead> <tbody> <tr> <td>Main</td> <td>Living Room</td> <td>17'x11'</td> <td>x</td> <td></td> <td></td> <td>Floor #Pcs</td> </tr> <tr> <td>Main</td> <td>Kitchen</td> <td>16'x8'</td> <td>x</td> <td></td> <td></td> <td>Main 4</td> </tr> <tr> <td>Main</td> <td>Bedroom</td> <td>11'5'x11'</td> <td>x</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Family Room</td> <td>26'x12'</td> <td>x</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Bedroom</td> <td>13'x8'</td> <td>x</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Bedroom</td> <td>12'x8'</td> <td>x</td> <td></td> <td></td> <td>Main 4</td> </tr> <tr> <td>Main</td> <td>Kitchen</td> <td>16'x12'</td> <td>x</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Family Room</td> <td>13'x12'</td> <td>x</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Laundry</td> <td>17'5'x10'5'</td> <td>x</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td>x</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td>x</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td>x</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td>x</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	Main	Living Room	17'x11'	x			Floor #Pcs	Main	Kitchen	16'x8'	x			Main 4	Main	Bedroom	11'5'x11'	x				Main	Family Room	26'x12'	x				Main	Bedroom	13'x8'	x				Main	Bedroom	12'x8'	x			Main 4	Main	Kitchen	16'x12'	x				Main	Family Room	13'x12'	x				Main	Laundry	17'5'x10'5'	x							x							x							x							x				
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Suite: None Basement: Crawl Crawl/Bsmt. Ht: # of Levels: 2 # of Kitchens: 2 # of Rooms: 9	Manuf Type: MHR#: Registered in MHR?: ByLaw Restrictions: CSA/BCE: PAD Rental: Maint. Fee:																																																																																																				
List Broker 1: eXp Realty (Branch) - OFC: 833-817-6506 List Desig Agt 1: Jay Khakh - Phone: 604-418-2937 List Broker 2: eXp Realty (Branch) - OFC: 833-817-6506 List Desig Agt 2: Nav Sekhon - PREC - Phone: 604-782-0988 Sell Broker 1: Sell Sales Rep 1:	List Broker 3: jay@farmsinbc.com 3: 3:	Appointments: Touchbase Call: TOUCHBASE Phone: 604-418-2937																																																																																																			
Occupancy: Owner, Tenant																																																																																																					
Realtor PRIVACY - DO NOT SOLICIT. All measurements were taken by the listing agent and are approximate, buyer to verify if important. Must provide 24 hours notice for showing. For more details and images, please browse our website at www.farmsinbc.com.																																																																																																					
4.85 FLAT ACRES WITH 2 HOMES. Primary Home is 2012 SQ/FT with 3 Bed/2 Bath. Secondary Home is 971 SQ/FT with 2 Bed/1 Bath. Also includes Barn (800 SQ/FT) and Detached Garage (400 SQ/FT). Located on a quiet street, this is the ideal location for investors, extended families, or building your homestead with a mortgage helper! Clear property as needed. Close to Lougheed Highway (#7), Golden Ears Bridge, and Highway #1. Property is tenanted, showings by Appointment Only.																																																																																																					