RANCHER WITH FRASER RIVER VIEWS

22197 RIVER ROAD, MAPLE RIDGE

SEMI WATERFRONT with open FRASER RIVER VIEWS from your front yard! Former show home rancher on sunny corner lot needs a little t.l.c. but with a few touch-ups this gem will shine! Lovely one level living with super layout with lots of space in the front and back yards for family and entertaining. A few upgrades include an updated kitchen in 2018, newer vinyl windows, updated plumbing, on demand hot water heater and a newer high efficiency furnace. Walking distance to WestCoast Express! Easy to view. Book your private appointment today!

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Active
R2567284
Board: V
House/Single Family

22197 RIVER ROAD
Maple Ridge
West Central
V2X 2C4

Residential Detached
$799,900 (LP)
(SP)

Sold Date:		Frontage (feet):	124.67	Original Price:	$799,900
Meas. Type:	Feet	Bedrooms:	3	Approx. Year Built:	1986
Depth / Size:	48.87	Bathrooms:	2	Age:	35
Lot Area (sq.ft.):	6,093.00	Full Baths:	2	Zoning:	RS-1B
Flood Plain:		Half Baths:	0	Gross Taxes:	$4,167.03
Rear Yard Exp:	West			For Tax Year:	2020
Council Apprv?:				Tax Inc. Utilities?:	No
If new, GST/HST inc?:				P.I.D.:	001-581-376
				Tour:	Virtual Tour URL

View: Yes: FRASER RIVER
Complex / Subdiv:
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water
Sewer Type: City/Municipal

Style of Home:	1 Storey, Rancher/Bungalow		
Construction:	Frame - Wood		
Exterior:	Vinyl		
Foundation:	Concrete Slab		
Rain Screen:		Reno. Year:	
Renovations:	Partly	R.I. Plumbing:	
# of Fireplaces:	2	R.I. Fireplaces:	
Fireplace Fuel:	Natural Gas, Wood		
Water Supply:	City/Municipal	Metered Water:	
Fuel/Heating:	Forced Air		
Outdoor Area:	Patio(s)		
Type of Roof:	Asphalt		

Total Parking: 4 Covered Parking: 0 Parking Access: Front
Parking: Open

Dist. to Public Transit: 1 BLK Dist. to School Bus: 7 BLKS
Title to Land: Freehold NonStrata

Property Disc.: Yes
PAD Rental:
Fixtures Leased: No :
Fixtures Rmvd: No :
Floor Finish: Laminate

Legal: LOT 217, PLAN NWP69427, DISTRICT LOT 397, GROUP 1, NEW WESTMINSTER LAND DISTRICT

Amenities: Garden

Site Influences: Central Location, Recreation Nearby, Shopping Nearby, Waterfront Property
Features: ClthWsh/Dryr/Frdg/Stve/DW

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'1 x 16'9			x			x
Main	Dining Room	11'0 x 11'1			x			x
Main	Kitchen	9'4 x 12'0			x			x
Main	Nook	10'4 x 8'0			x			x
Main	Master Bedroom	12'2 x 12'0			x			x
Main	Bedroom	9'10 x 8'7			x			x
Main	Bedroom	10'0 x 8'7			x			x
Main	Laundry	11'1 x 6'11			x			x
Main	Recreation	20'1 x 19'7			x			x
		x			x			x

Finished Floor (Main):	1,785
Finished Floor (Above):	0
Finished Floor (Below):	0
Finished Floor (Basement):	0
Finished Floor (Total):	1,785 sq. ft.
Unfinished Floor:	0
Grand Total:	1,785 sq. ft.

# of Rooms: 9
# of Kitchens: 1
# of Levels: 1
Suite: None
Crawl/Bsmt. Height:
Beds in Basement: 0 Beds not in Basement: 3
Basement: None

Bath	Floor	# of Pieces	Ensuite?
1	Main	4	No
2	Main	3	Yes
3			
4			
5			
6			
7			
8			

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Grg Dr Ht:

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

FOR MORE INFORMATION ABOUT THIS PROPERTY VISIT
www.reimers.ca
ALL INFORMATION WHILE DEEMED TO BE CORRECT IS NOT GUARANTEED

FLOORPLAN

22197 RIVER ROAD, MAPLE RIDGE

Main Floor Total Exterior Area 1785.62 sq ft

PREPARED: Apr 2021

MEASUREMENTS AND LAYOUT ARE NOT TO BE RELIED ON AND SHOULD BE VERIFIED IF IMPORTANT

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