Sold
R2734709
Board: V, Detached
House with Acreage

26410 127 AVENUE
Maple Ridge
Websters Corners
V2W 1C6

$2,199,900 (LP)
$2,050,000 (SP)

Days on Market:	**179**	List Date:	**10/28/2022**	Expiry Date:	**5/31/2023**
Previous Price:	**$0**	Original Price:	**$2,199,900**	Sold Date:	**4/25/2023**
Meas. Type:	**Feet**	Frontage (feet):	**0.00**	Approx. Year Built:	**1994**
Depth / Size:		Frontage (metres):		Age:	**29**
Lot Area (sq.ft.):	**0.00**	Bedrooms:	**4**	Zoning:	**RS-2**
Flood Plain:	**No**	Bathrooms:	**4**	Gross Taxes:	**$7,750.50**
Council Apprv?:		Full Baths:	**2**	For Tax Year:	**2022**
Rear Yard Exp:	**South**	Half Baths:	**2**	Tax Inc. Utilities?:	**No**
If new, GST/HST inc?:				P.I.D.:	**018-482-406**
View:	**Yes: Treed view to Whispering Falls**			Tour:	**Virtual Tour URL**
Complex / Subdiv:	**Whispering Falls**				
Services Connected:	**Electricity, Natural Gas, Septic, Water**				
Sewer Type:	**Septic**				

Style of Home:	**2 Storey w/Bsmt., Rancher/Bungalow w/Bsmt.**		
Construction:	**Frame - Wood**		
Exterior:	**Stucco**		
Foundation:	**Concrete Perimeter**	CSA/BCE:	
Rain Screen:		Reno. Year:	
Renovations:	**Partly**	R.I. Plumbing:	**Yes**
# of Fireplaces:	**2**	R.I. Fireplaces:	**0**
Fireplace Fuel:	**Natural Gas**		
Water Supply:	**City/Municipal**	Metered Water:	
Fuel/Heating:	**Forced Air, Heat Pump, Natural Gas**		
Outdoor Area:	**Balcny(s) Patio(s) Dck(s)**		
Type of Roof:	**Wood**		

Total Parking: **7** Covered Parking: **3** Parking Access: **Front**
Parking: **Garage; Triple, Open, RV Parking Avail.**

Dist. to Public Transit: **4 Blocks** Dist. to School Bus: **8 Blocks**
Title to Land: **Freehold NonStrata**
Seller's Interest: **Registered Owner**
Property Disc.: **Yes:**
PAD Rental:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Registered:
Floor Finish: **Hardwood, Mixed**

Legal: **LOT 24, PLAN LMP12558, SECTION 19, TOWNSHIP 15, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central**

Site Influences: **Greenbelt, Private Setting, Private Yard, Treed**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Sprinkler - Inground**

Municipal Charges
Garbage:
Water:
Dyking:
Sewer:
Other:

Floor	Type	Dimensions
Main	**Primary Bedro...**	**14'6 x 15'2**
Main	**Living Room**	**14'6 x 13'9**
Main	**Dining Room**	**11'9 x 12'6**
Main	**Kitchen**	**14'7 x 12'2**
Main	**Eating Area**	**7'9 x 11'7**
Main	**Laundry**	**14'3 x 16'7**
Main	**Great Room**	**17'2 x 14'9**
Main	**Walk-In Closet**	**7'11 x 6'8**
Above	**Bedroom**	**11'10 x 11'6**
Above	**Bedroom**	**11'11 x 12'10**

Floor	Type	Dimensions
Above	**Bedroom**	**11'10 x 11'6**
Above	**Flex Room**	**17'2 x 9'8**
Bsmt	**Recreation Ro...**	**22'4 x 14'9**
Bsmt	**Recreation Ro...**	**11'1 x 12'2**
Bsmt	**Other**	**8'4 x 12'2**
Bsmt	**Den**	**11'5 x 11'9**
Bsmt	**Storage**	**9'0 x 4'8**
Bsmt	**Storage**	**12'7 x 3'10**
Bsmt	**Storage**	**14'7 x 42'9**
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Finished Floor (Main):	**1,968**
Finished Floor (Above):	**920**
Finished Floor (Below):	**0**
Finished Floor (Basement):	**1,297**
Finished Floor (Total):	**4,185 sq. ft.**
Unfinished Floor:	**666**
Grand Total:	**4,851 sq. ft.**

# of Rooms: **19**
# of Kitchens: **1**
# of Levels: **3**
Suite: **Other**
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **4**
Basement: **Full, Fully Finished, Separate Entry**

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

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz: **24'7x29'4**
Grg Door Ht:

List Broker 1: **RE/MAX LIFESTYLES REALTY - Office: 604-466-2838** List Broker 2:
List Broker 3:
List Desig Agt 1: **Justin Hennessey PREC* - Phone: 604-805-4669** **justin@justinhennessey.com**
List Desig Agt 2: 3:
Sell Broker 1: **Keller Williams Elite Realty - Office: 604-468-0010**
Sell Sales Rep 1: **Jordan Macnab PREC*** 2: 3:
Owner: **Roger Rygg and G'Ann Marie Rygg**
Commission: **3.255% ON THE FIRST $100,000/1.1625% ON THE BALANCE**

Appointments: **Touchbase**
Call: **Justin**
Phone: **604-466-2838**

Occupancy: **Owner**

Realtor Remarks: **MUST INCLUDE PDS in all offers re unpermitted items. All covenants with legal explanations available. Measurements from Pixlworks, BC assessment shows .996 acres, lot measurements from subdivision plan. Easy to suite with finished daylight basement and wetbar in place. Notice to show appreciated**

Whispering Falls- Stunning custom built original owner home on 1 acre with a beautiful landscaped south facing yard featuring. Boasting a master bedroom on the main, 3 more spacious bedrooms up, and a main floor with living, dining , kitchen and a 2 storey great room this home offers plenty of space to entertain. Don't miss the walkout basement with covered patio, huge recroom, den, storage and wet bar, easy to suite!. Nothing to do but move in, this meticulous home offers hand scraped Asian Oak hardwood on the main, kitchen with granite counter tops, and a stunning 2 storey entrance with glass railing. Don't miss the 3 car garage! All you want in a luxury property, plus a park like setting. Just 10 minutes to Meadowridge Private School. Showings by appt only. DRONE VIDEO ATTACHED!

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05/10/2023 08:08 AM