



Presented by:
Aja Glover
 Royal LePage West Real Estate Services
 Cell: 604-315-8586
 www.ajiatherealtor.com
 aja@ajiatherealtor.com



For Approval
R2561749

21920 WICKLOW WAY

Residential Detached

Board: V
 House/Single Family

Maple Ridge
 West Central
 V2X 7W4

\$799,142 (LP)
 (SP)



Sold Date: Frontage (feet): **162.60** Original Price: **\$799,142**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1975**
 Depth / Size: **IRREG** Bathrooms: **1** Age: **46**
 Lot Area (sq.ft.): **9,535.00** Full Baths: **1** Zoning: **RS-1**
 Flood Plain: Half Baths: **0** Gross Taxes: **\$4,449.84**
 Rear Yard Exp: **Southwest** For Tax Year: **2020**
 Council Apprv?: Tax Inc. Utilities?:
 If new, GST/HST inc?: 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:
 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**

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

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!