

Active
R2560670
 Board: V, Detached
 House/Single Family

24426 MCCLURE DRIVE

Maple Ridge
 Albion
 V2W 2E9

\$1,249,000 (LP)

(SP)



Days on Market: **3** List Date: **4/4/2021** Expiry Date: **7/1/2021**
 Previous Price: **\$0** Original Price: **\$1,249,000** Sold Date:
 Meas. Type: **Feet** Frontage (feet): **65.00** Approx. Year Built: **2005**
 Depth / Size: **121** Frontage (metres): **19.81** Age: **16**
 Lot Area (sq.ft.): **6,555.00** Bedrooms: **5** Zoning: **RS-1B**
 Flood Plain: **No** Bathrooms: **4** Gross Taxes: **\$6,184.94**
 Council Apprv?: Full Baths: **3** For Tax Year: **2020**
 Rear Yard Exp: Half Baths: **1** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **026-056-771**
 View: **Yes: Greenbelt** Tour: **Virtual Tour URL**
 Complex / Subdiv: **MapleCrest**
 Services Connected: **Electricity, Natural Gas, Water**
 Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Mixed, Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Hot Water, Natural Gas**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Seller's Interest: **Registered Owner**
 Property Disc.: **No : Seller never lived there**
 PAD Rental:
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Registered:
 Floor Finish: **Mixed**

Legal: **LOT 7, PLAN BCP13498, SECTION 10, TOWNSHIP 12, NEW WESTMINSTER LAND DISTRICT** Municipal Charges
 Amenities:
 Site Influences: **Greenbelt** Garbage:
 Features: **ClthWsh/Dryr/Frdg/Stve/DW** Water:
 Dyking:
 Sewer:
 Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 15'	Bsmt	Bedroom	10' x 8'			x
Main	Kitchen	15' x 12'	Bsmt	Games Room	14' x 14'			x
Main	Eating Area	12' x 11'	Bsmt	Storage	18' x 6'			x
Main	Dining Room	15' x 9'			x			x
Main	Office	16' x 14'			x			x
Main	Laundry	8' x 6'			x			x
Above	Master Bedroom	18' x 12'			x			x
Above	Bedroom	10' x 9'			x			x
Above	Bedroom	11' x 10'			x			x
Above	Bedroom	12' x 10'			x			x

Finished Floor (Main): 1,447	# of Rooms: 13	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 1,126	# of Kitchens: 1	1	Above	4	Yes	Barn:
Finished Floor (Below): 0	# of Levels: 3	2	Above	4	No	Workshop/Shed:
Finished Floor (Basement): 817	Suite: None	3	Main	2	No	Pool:
Finished Floor (Total): 3,390 sq. ft.	Crawl/Bsmt. Height:	4	Below	4	No	Garage Sz:
Unfinished Floor: 0	Beds in Basement: 1 Beds not in Basement: 4	5				Grg Door Ht:
Grand Total: 3,390 sq. ft.	Basement: Full, Fully Finished	6				
		7				
		8				

List Broker 1: **RE/MAX LIFESTYLES REALTY - OFC: 604-467-0811** List Broker 2: **RE/MAX Margaret Leung Realty - Office: 604-263-2823**
 List Broker 3:
 List Desig Agt 1: **Rob Poole - Phone: 604-808-4966** **poolroom@shaw.ca** Appointments: **Touchbase**
 List Desig Agt 2: **Margaret Leung - Phone: 604-263-2823** 3: Call: **Rob Poole**
 Sell Broker 1: Phone: **604-808-4966**
 Sell Sales Rep 1: 2: 3:
 Owner: **M. Lau Holdings LTD**
 Commission: **3.255% ON THE FIRST \$100,000 AND 1.1625% ON THE BALANCE.** Occupancy: **Vacant**

Realtor Remarks: **Measured by Realtor and rounded for clarity - buyer to verify if deemed important. Showings anytime by appointment with Covid Protocols followed. Offers, if any, reviewed Tuesday April 13 at 4:00pm. Vacant Home so quick dates may be possible.**

6500 SqFt GREENBELT lot with just under 3400sqft 5 bedroom, 4 bathroom home. Easy to have a 6 & 7th bedroom if required. Vaulted ceiling and oversized windows offer great views into the greenbelt forest and the southern exposed rear yard offers plenty of natural light into the home. Open Kitchen - Livingroom floor plan keeps everyone together while the 3 floors offer multiple separate areas when privacy is required. Bedrooms are large as is the master bath with separate shower & tub, dual sinks and private water closet. More than ample storage here with easy access into dedicated areas. Brand new fencing has just been completed. Walking distance to school and transit. Very easy to view with appointment and quicker completion dates may be possible. View home in 3D via the Virtual Tour link