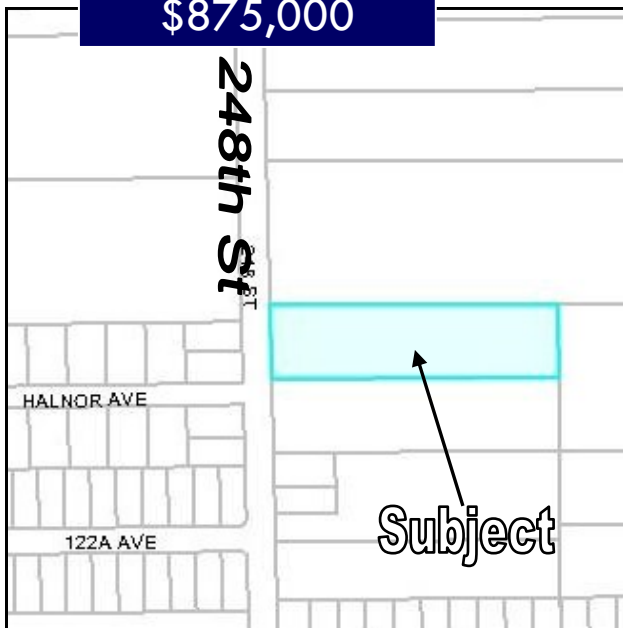




House on 2.56 Acre Land for Sale

12296 248th St, Maple Ridge, BC

\$875,000



Rare Opportunity! House on huge 2.56 acres full service lot with electricity, water and sewer in rapidly developing Maple Ridge. Approximately 175 feet frontage on 248th Street. All acres land are useable. Currently under one-family urban residential zoning. Property features a 3-bedroom house, 4 horse barns, 3 box stalls, 20 X 30 workshop, and RV parking Just minutes from Maple Ridge downtown commercial district. Close to bus line and (Elementary & High) schools. In additional, there is one 10 X 15 outdoor building storage with power and heat. Wonderful property for redevelopment. Perfect location to live in quiet neighborhood while keep urban life close. **Only \$875,000!** Do not miss out!

House Information

| | |
|------------|---------------------|
| Size: | 1,560 SF Approx. |
| Bedrooms: | 3 Bedrooms |
| Bathrooms: | 1 and 1/2 |
| Roof: | New (Oct. 30, 2007) |
| Age: | 28 Years |

Property Information

| | |
|------------|---|
| Address: | 12296 248th Street, Maple Ridge, BC |
| Legal: | Plan 29630, Lot 90, Land Dist 37, Section 23, Township 12 Part SW 1/4 |
| P.I.D.: | 009-030-417 |
| Zoning: | RS-1 (One Family Urban Residential) |
| Land Size: | 2.56 Acres (175 Width X 637 Depth Approx.) |

Assessment (2009)

| | |
|--------------|-----------|
| Land | \$ 5,280 |
| Improvement | \$128,800 |
| Actual Total | \$134,080 |



Raymond Leung PREC*

梁國權

604-644-6482

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Taxes



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- Re/Max International Top 9 Winner 國際首9名
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- Re/Max Western Canada Top 5 全西岸加拿大首5名
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Building Exterior

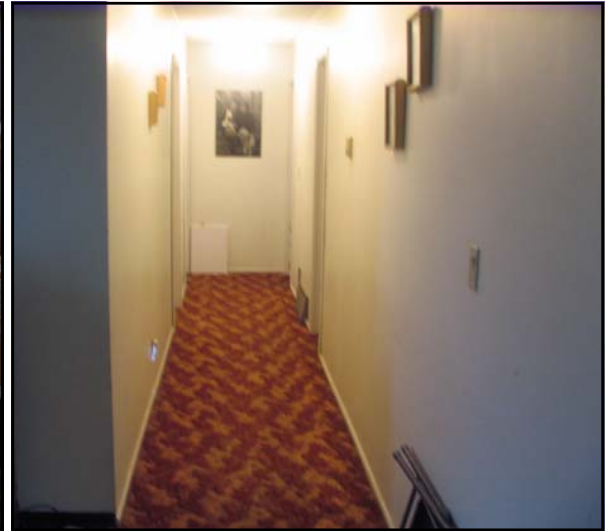
12296 248 Street, Maple Ridge, BC





Building Interior

12296 248 Street, Maple Ridge, BC





Outdoor Building Storage

12296 248 Street, Maple Ridge, BC

