


JUST LISTED

R2698342 **23011 OLUND CRESCENT** Residential Detached
 Board: V Maple Ridge **\$1,299,000** (LP)
 House/Single Family East Central **(SP)**
 V2X 9L3



Sold Date: If new, GST/HST inc?: Original Price: **\$1,299,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1986**
 Frontage(feet): **84.00** Bathrooms: **3** Age: **36**
 Frontage(metres): **25.60** Full Baths: **3** Zoning: **RS 1**
 Depth / Size: **132.2** Half Baths: **0** Gross Taxes: **\$5,373.05**
 Lot Area (sq.ft.): **6,895.00** Rear Yard Exp: **Southwest** For Tax Year: **2021**
 Lot Area (acres): **0.16** P.I.D.: **001-781-651** Tax Inc. Utilities?:
 Flood Plain: Tour: [Virtual Tour URL](#)
 View: :
 Complex/Subdiv: **TELOSKY ESTATES**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.** Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
 Construction: **Frame - Wood** Parking: **Garage; Double**
 Exterior: **Vinyl, Wood** Driveway Finish: **Concrete**
 Foundation: **Concrete Perimeter** Dist. to Public Transit: **1 BLK** Dist. to School Bus: **1 BLK**
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 Property Disc.: **Yes**
 Renovations: Reno. Year: Rain Screen: Fixtures Leased: **No** :
 # of Fireplaces: **1** R.I. Fireplaces: Metered Water: Fixtures Rmvd: **No** :
 Fireplace Fuel: **Natural Gas** R.I. Plumbing: Floor Finish: **Mixed**
 Fuel/Heating: **Forced Air, Heat Pump**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
 Type of Roof: **Asphalt**
 Legal: **LOT 11, PLAN NWP69693, DISTRICT LOT 402, GROUP 1,**

Amenities: **In Suite Laundry**

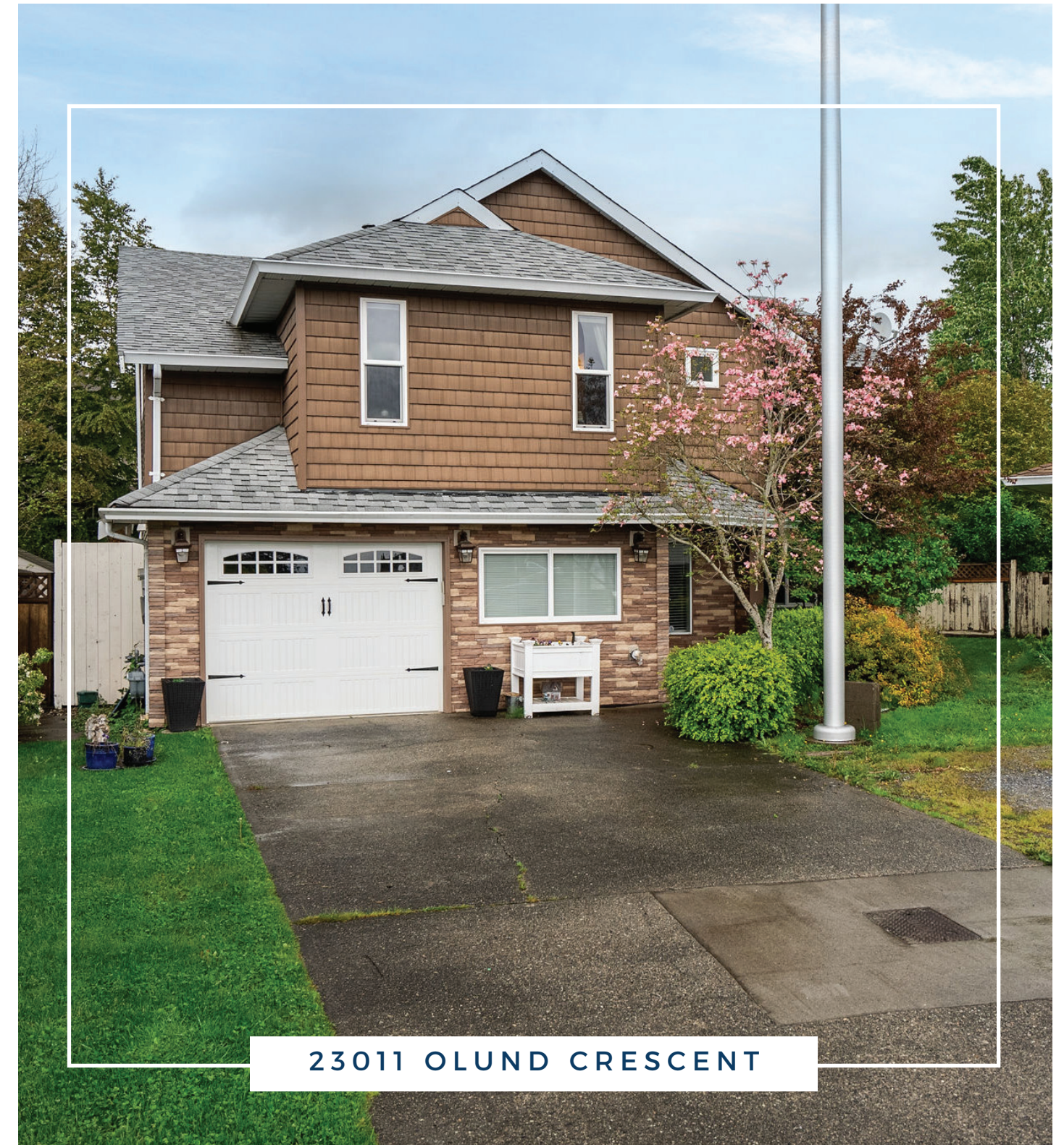
Site Influences: **Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Security System, Wet Bar**

Finished Floor (Main):	1,307	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	14' x 9'3"			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10'10 x 12'1"			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	8'9 x 17'3"			x	Main 3
Finished Floor (Basement):	1,098	Main	Master Bedroom	13'7 x 11'3"			x	Bsmt 3
Finished Floor (Total):	2,405 sq. ft.	Main	Bedroom	10'3 x 9'			x	
Unfinished Floor:	0	Main	Bedroom	10'8 x 8'9"			x	
Grand Total:	2,405 sq. ft.	Below	Living Room	14'2 x 15'2"			x	
Fir Area (Det'd 2nd Res):	sq. ft.	Below	Bar Room	8'7 x 6'10"			x	
Suite:		Below	Bedroom	9'4 x 11'7"			x	
Basement: Fully Finished		Below	Foyer	7'10 x 11'9"			x	
		Below	Storage	4'11 x 8'11"			x	
							x	
							x	

Crawl/Bsmt. Height: # of Levels: **2** Manuf Type: Registered in MHR?: PAD Rental:
 # of Kitchens: **1** # of Rooms: **11** MHR#: CSA/BCE: Maint. Fee:
 ByLaw Restrictions:

Listing Broker(s): **Oakwyn Realty Downtown Ltd. Engel & Volkers Vancouver**

LIVE IN THE MOST BEAUTIFUL LOCATION: MAPLE RIDGE - Fine finishings & high end appliances add subtle but luxurious touches to enhance your life at home. Beautiful West Coast Architecture is displayed in this 2 level, 4 bed + rec room, 3 bathroom home. Perched in the heart of Maple Ridge with easy access to Telosky Stadium, calm walking trails, spacious parks, New Albion Sports Complex, downtown Mapleridge and Hwy 7. Soak in all of the beautiful garden in your large private fenced yard/custom deck. Covered garage and parking out front! Thoughtful upgrades include: custom workshop, AC and Furnace (2008) , Roof (2010) and Siding (2016), and Kitchen (2019). School Catchment: Thomas Haney Secondary-Harry Hooge Elementary & Meadowridge School.

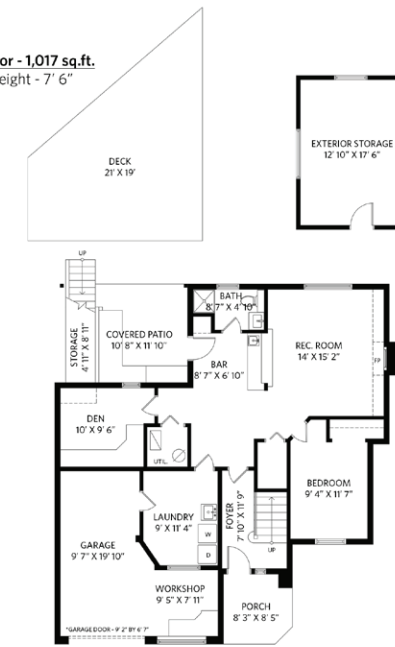


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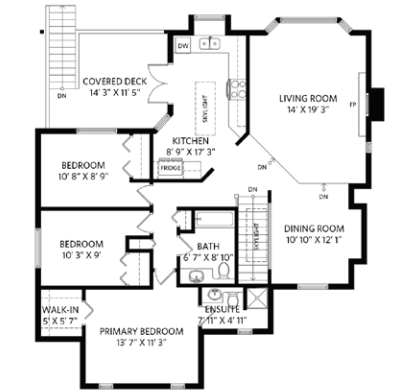
WELCOME TO MAPLE RIDGE

Main Floor - 1,017 sq.ft.
Ceiling height - 7' 6"



Lower Floor: 1,017 sq.ft. Attached Garage: 303 sq.ft.
Main Floor: 1,331 sq.ft. Exterior Living: 778 sq.ft.
Total Interior: 2,348 sq.ft. Exterior Storage: 256 sq.ft.

Main Floor - 1,331 sq.ft.
Ceiling height - 8' 0" to 8' 6"



ENTRANCE

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