WELCOME TO OUR HOME!!!



RANCHER WITH A BASEMENT

Visit A Virtual Tour Of This Home At
https://tinyurl.com/23856-110th

Professionally Marketed By

kw ELITE REALTY
KELLERWILLIAMS.
Each Office Independently Owned & Operated

#550-20395 Lougheed Highway
Maple Ridge, BC V2X 2P9

Fax: 778.786.8431
www.KenAndJane.com



KEN Ambrose, RRS
Real Estate Professional
Direct: **604.240.2547**

JANE Ambrose,
Associate Broker
Real Estate Professional
Direct: **604.230.2676**

Homes@KenAndJane.com

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23856 110th Avenue, Maple Ridge

FEATURES!!!

- ✓ ***These are just some of the abundance of Features that this Home and this Property enjoy!***
- ✓ ***IMPORTANT FEATURE****: It's readily apparent that this is not "just another house", this is a "home" that is gently lived in and lovingly maintained. This Matters!*
  - ✓ ***This is a rare "Rancher with Basement" home built by the acclaimed Falcon Homes***
  - ✓ ***Set in a Prime setting among other Beautiful Homes***
  - ✓ ***Open Floor Plan with 10 foot ceilings on the Main Floor***
  - ✓ ***Master Bedroom is conveniently located on the Main Floor***
  - ✓ ***The Luxurious Ensuite has a Deep Soaker Tub, Separate Shower and Heated Floor***
  - ✓ ***Bright Open Kitchen with gas stove, built-in microwave & contemporary range hood***
  - ✓ ***Kitchen Island with breakfast bar and electrical outlet***
  - ✓ ***Beautifully finished basement with 2 Secondary Bedrooms & an Office***
  - ✓ ***Heat Pump for winter warmth & summer cooling***
  - ✓ ***Covered Rear Deck with Gas Connection for BBQ***
  - ✓ ***Extra-Wide Concrete Driveway***
  - ✓ ***Over–Height Garage Door – approx. 11 ft.***
  - ✓ ***RARE Over-sized Double Garage – almost 30 feet deep (indoor RV parking potential)***
  - ✓ ***Built-in vacuum system with Kitchen VacuSweep***
  - ✓ ***Balance of Travelers 2-5-10 Home Warranty***

And SO MUCH MORE!!!

✓ *AND ONLY $1,389,900.00!!!*

SCAN FOR MORE INFORMATION

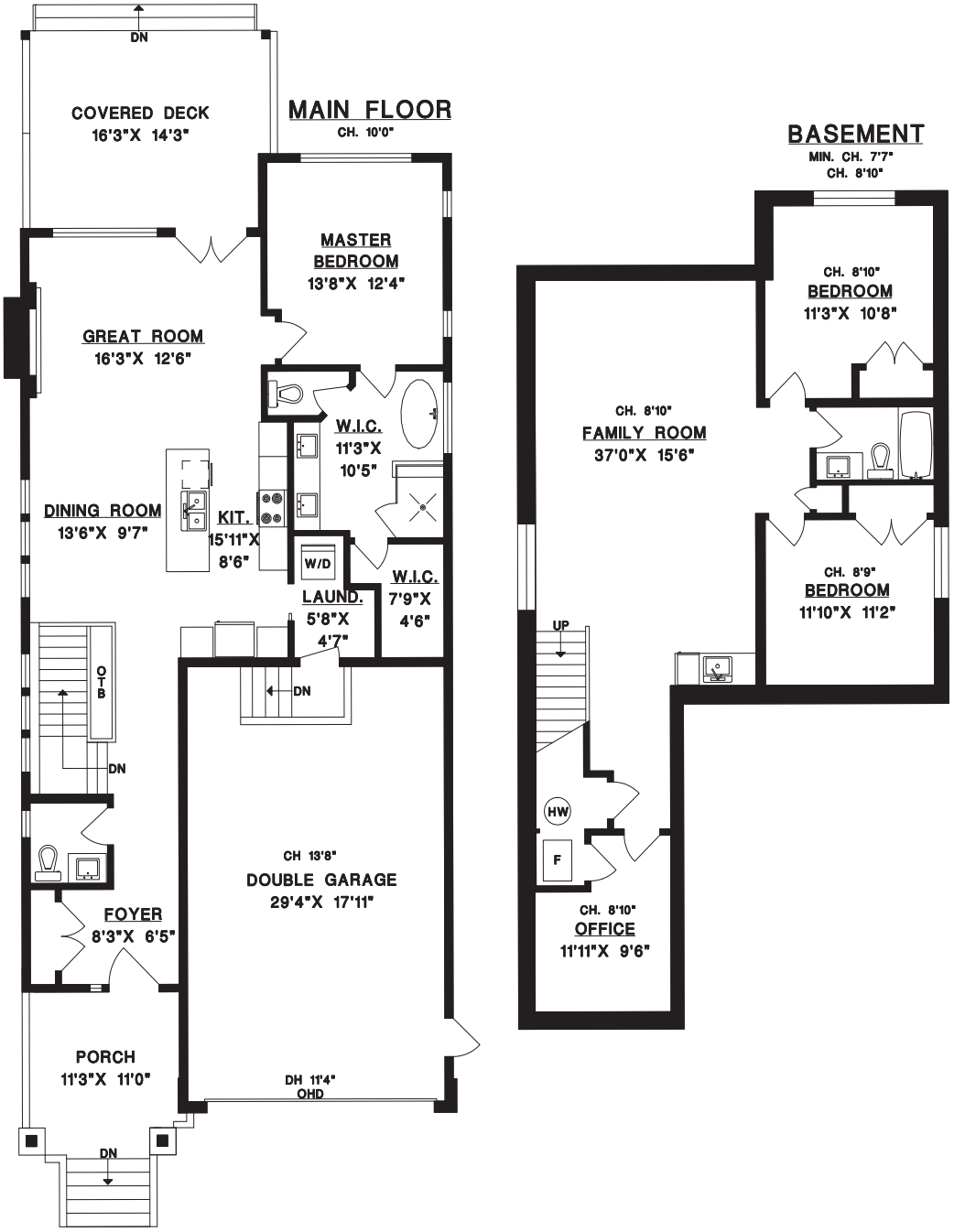
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23856 110TH AVENUE, MAPLE RIDGE

PROFESSIONALLY MEASURED FLOOR PLAN



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604-240-2547
JANE AMBROSE
604-230-2676
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23856 110TH AVE.
MAPLE RIDGE, B.C.

MAIN FLOOR	1202	SQ.FT.
*BASEMENT	1214	SQ.FT.
TOTAL	2416	SQ.FT.
GARAGE	556	SQ.FT.
DECK	220	SQ.FT.
PORCH	116	SQ.FT.

*Includes unfinished areas.

N
1' 6'
SCALE

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Active
R2648760
Board: V
House/Single Family

23856 110 AVENUE
Maple Ridge
Cottonwood MR
V2W 1Z8

Residential Detached
$1,398,900 (LP)
(SP) M



Sold Date:		If new, GST/HST inc?:		Original Price:	**$1,398,900**
Meas. Type:	**Feet**	Bedrooms:	**3**	Approx. Year Built:	**2015**
Frontage(feet):	**0.00**	Bathrooms:	**3**	Age:	**7**
Frontage(metres):		Full Baths:	**2**	Zoning:	**R-1**
Depth / Size:		Half Baths:	**1**	Gross Taxes:	**$5,850.95**
Lot Area (sq.ft.):	**4,521.00**	Rear Yard Exp:	**South**	For Tax Year:	**2021**
Lot Area (acres):	**0.10**	P.I.D.:	**028-834-470**	Tax Inc. Utilities?:	**No**
Flood Plain:	**No**			Tour:	**Virtual Tour URL**
View:	**:**				

Complex/Subdiv: **Wynnridge**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Rancher/Bungalow w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Stone, Vinyl, Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air, Heat Pump**
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double, RV Parking Avail.**
Driveway Finish: **Concrete**
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No :**

Fixtures Rmvd: **Yes :TV MOUNT**

Floor Finish: **Laminate, Wall/Wall/Mixed**

Legal: **LOT 58, PLAN BCP50702, DISTRICT LOT 408, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central**

Site Influences: **Recreation Nearby, Shopping Nearby**
Features: **Air Conditioning, Clothes Dryer, Clothes Washer, Dishwasher, Garage Door Opener, Microwave, Refrigerator, Stove, Vacuum - Built In, Wine Cooler**

Finished Floor (Main):	**1,202**
Finished Floor (Above):	**0**
Finished Floor (AbvMain2):	**0**
Finished Floor (Below):	**0**
Finished Floor (Basement):	**1,214**
Finished Floor (Total):	**2,416 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**2,416 sq. ft.**
Flr Area (Det'd 2nd Res):	**sq. ft.**

Suite: **None**
Basement: **Full, Fully Finished**

Crawl/Bsmt. Height: # of Levels: **2**
of Kitchens: **1** # of Rooms: **9**

Floor	Type	Dimensions
Main	**Master Bedroom**	**13'8 x12'4**
Main	**Great Room**	**16'3 x12'6**
Main	**Dining Room**	**13'6 x9'7**
Main	**Kitchen**	**15'11 x8'6**
Main	**Laundry**	**5'8 x4'7**
Bsmt	**Office**	**1'11 x9'6**
Bsmt	**Bedroom**	**11'3 x10'8**
Bsmt	**Bedroom**	**11'10 x11'2**
Bsmt	**Family Room**	**37' x15'6**
		x
		x
		x
		x

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

Bathrooms	
Floor	#Pcs
Main	**2**
Above	**5**
Bsmt	**4**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

Listing Broker(s): **Keller Williams Elite Realty** **Keller Williams Elite Realty**

This immaculate, Falcon-built Rancher style home with a full basement enjoys features that Buyers dream of & search for. This is truly a MUST SEE! 10' foot ceilings, heat pump, MASTER ON THE MAIN, heated ensuite floor, beautifully finished basement with 2 bedrooms, an office, full bathroom & a spacious family room, just start to tell the story. BONUS, this home enjoys a RARE OVERSIZED DOUBLE GARAGE with an over-height garage door! (indoor RV parking?!). Relax on the back deck with the gas BBQ connection & enjoy the beautifully maintained yard. This home is a rare opportunity Buyers don't want to miss. See for yourself. Call your Realtor! You'll be very glad that you did. Did we mention that this home enjoys a beautiful setting among other beautiful homes.

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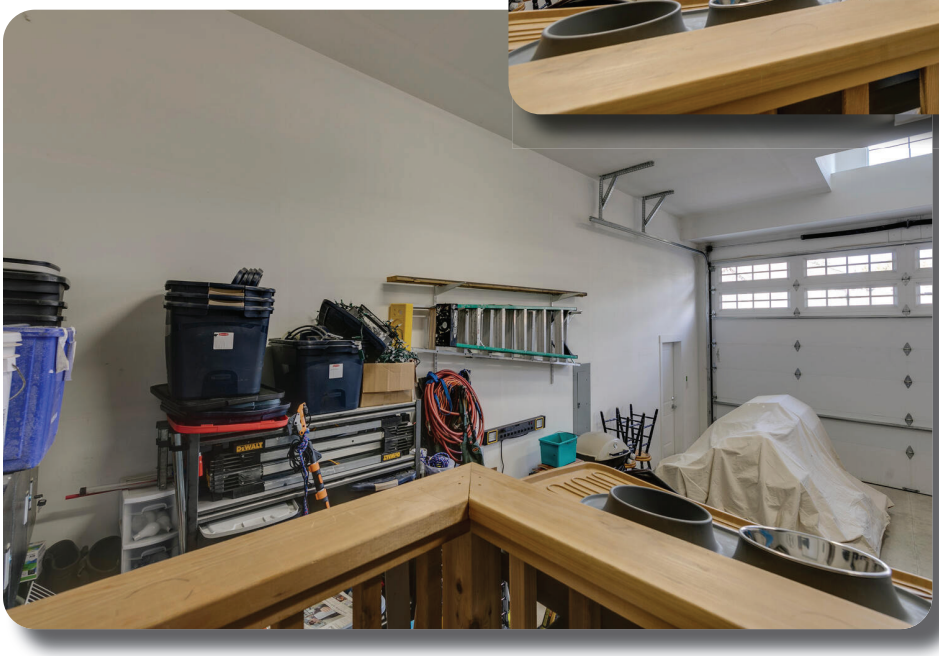
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PROPERTY DISCLOSURE STATEMENT
RESIDENTIAL

BCrea
British Columbia Real Estate Association

Date of disclosure: February 01 2022

The following is a statement made by the Seller concerning the premises located at:

ADDRESS: 23856 110th Avenue Maple Ridge BC V2W 1Z8 **(the "Premises")**

THE SELLER IS RESPONSIBLE for the accuracy of the answers on this Property Disclosure Statement and where uncertain should reply "Do Not Know." This Property Disclosure Statement constitutes a representation under any Contract of Purchase and Sale if so agreed, in writing, by the Seller and the Buyer.	THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.			
	YES	**NO**	**DO NOT KNOW**	**DOES NOT APPLY**
1. LAND				
A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?				
B. Are you aware of any existing tenancies, written or oral?				
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?				
D. Is there a survey certificate available?				
E. Are you aware of any current or pending local improvement levies/ charges?				
F. Have you received any other notice or claim affecting the Premises from any person or public body?				
2. SERVICES				
A. Please indicate the water system(s) the Premises use: ☑ A water provider supplies my water (e.g., local government, private utility ☐ I have a private groundwater system (e.g., well) ☐ Water is diverted from a surface water source (e.g., creek or lake) ☐ Not connected Other _____				
B. If you indicated in 2.A. that the Premises have a private groundwater or private surface water system, you may require a water licence issued by the provincial government.				
(i) Do you have a water licence for the Premises already?				
(ii) Have you applied for a water licence and are awaiting response?				
C. Are you aware of any problems with the water system?				
D. Are records available regarding the quality of the water available (such as geochemistry and bacteriological quality, water treatment installation/maintenance records)?				

BUYER'S INITIALS

SELLER'S INITIALS

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ADDRESS: 23856 110th Avenue Maple Ridge BC V2W 1Z8

2. SERVICES (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
E. Are records available regarding the quantity of the water available (such as pumping test or flow tests)?				
F. Indicate the sanitary sewer system the Premises are connected to: ☑ Municipal ☐ Community ☐ Septic ☐ Lagoon ☐ Not Connected Other_____				
G. Are you aware of any problems with the sanitary sewer system?				
H. Are there any current service contracts; (i.e., septic removal or maintenance)?				
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				

3. BUILDING

A. To the best of your knowledge, are the exterior walls insulated?				
B. To the best of your knowledge, is the ceiling insulated?				
C. To the best of your knowledge, have the Premises ever contained any asbestos products?				
D. Has a final building inspection been approved or a final occupancy permit been obtained?				
E. Has the fireplace, fireplace insert, or wood stove installation been approved: (i) ☑ by local authorities? (ii) ☐ received WETT certificate?				
F. Are you aware of any infestation or unrepaired damage by insects, rodents or bats?				
G. Are you aware of any structural problems with any of the buildings?				
H. Are you aware of any additions or alterations made in the last 60 days?				
I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?				
J. Are you aware of any problems with the heating and/or central air conditioning system?				
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?				
L. Are you aware of any damage due to wind, fire or water?				

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SELLER'S INITIALS

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3. BUILDING (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: _____ years)				
N. Are you aware of any problems with the electrical or gas system?				
O. Are you aware of any problems with the plumbing system?				
P. Are you aware of any problems with the swimming pool and/or hot tub?				
Q. Do the Premises contain unauthorized accommodation?				
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?				
S. Were these Premises constructed by an "owner builder," as defined in the *Homeowner Protection Act,* within the last 10 years? (If so, attach required Owner Builder Disclosure Notice.)				
T. Are these Premises covered by home warranty insurance under the *Homeowner Protection Act*?				
U. Is there a current "EnerGuide for Houses" rating number available for these premises? (i) If yes, what is the rating number? _____ (i) When was the energy assessment report prepared? _____ (DD/MM/YYYY)				
V. Have the Premises been tested for radon? (i) If yes, when was the most recent test completed and what was the most recent level of radon detected? Level: _____ ☐ Bq/m3 or ☐ pCi/L on _____ (DD/MM/YYYY)				
W. Is there a radon mitigation system on the Premises?				
(i) If yes, are you aware of any problems or deficiencies with the radon mitigation system?				

4. GENERAL

A. Are you aware if the Premises have been used to grow cannabis (other than as permitted by law) or to manufacture illegal substances?				

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4. GENERAL (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
B. Are you aware of any latent defect in respect of the Premises? *For the purposes of this question, "latent defect" means a defect that cannot be discerned through a reasonable inspection of the Premises that renders the Premises: (a) dangerous or potentially dangerous to occupants; or (b) unfit for habitation.*		M		
C. Are you aware if the property, of any portion of the property, is designated or proposed for designation as a "heritage site" or of "heritage value" under the *Heritage Conservation Act* or under municipal legislation?		M		

5. ADDITIONAL COMMENTS AND/OR EXPLANATIONS (Use additional pages if necessary)

The Seller states that the information provided is true, based on the Seller's current actual knowledge as of the date on page 1. Any important changes to this information made known to the Seller will be disclosed by the Seller to the Buyer prior to closing. The Seller acknowledges and agrees that a copy of this Property Disclosure Statement may be given to a prospective Buyer.

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.

SELLER(S) Paul Joseph Touhey SELLER(S) Deanna Lorene Touhey SELLER(S)

The Buyer acknowledges that the Buyer has received, read and understood a signed copy of this Property Disclosure Statement from the Seller or the Seller's brokerage on the _____ day of _____ yr _____.

The prudent Buyer will use this Property Disclosure Statement as the starting point for the Buyer's own inquiries. **The Buyer is urged to carefully inspect the Premises and, if desired, to have the Premises inspected by a licensed inspection service of the Buyer's choice.**

BUYER(S) BUYER(S) BUYER(S)

The Seller and the Buyer understand that neither the Listing nor Selling Brokerages or their Managing Brokers, Associate Brokers or Representatives warrant or guarantee the information provided about the Premises.

*PREC represents Personal Real Estate Corporation

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INFORMATION ABOUT THE PROPERTY DISCLOSURE STATEMENT
RESIDENTIAL

THIS INFORMATION IS INCLUDED FOR THE ASSISTANCE OF THE PARTIES ONLY. IT DOES NOT FORM PART OF THE PROPERTY DISCLOSURE STATEMENT.

EFFECT OF THE PROPERTY DISCLOSURE STATEMENT

The Property Disclosure Statement will not form part of the Contract of Purchase and Sale unless so agreed by the buyer and the seller. This can be accomplished by inserting the following wording in the Contract of Purchase and Sale:

"The attached Property Disclosure Statement dated (date)
is incorporated into and forms part of this contract."

ANSWERS MUST BE COMPLETE AND ACCURATE

The Property Disclosure Statement is designed, in part, to protect the seller by establishing that all relevant information concerning the premises has been provided to the buyer. It is important that the seller not answer "do not know" or "does not apply" if, in fact, the seller knows the answer. An answer must provide all relevant information known to the seller. In deciding what requires disclosure, the seller should consider whether the seller would want the information if the seller was a potential buyer of the premises.

BUYER MUST STILL MAKE THE BUYER'S OWN INQUIRIES

The buyer must still make the buyer's own inquiries after receiving the Property Disclosure Statement. Each question and answer must be considered, keeping in mind that the seller's knowledge of the premises may be incomplete. Additional information can be requested from the seller or from an independent source such as the Municipality or Regional District. The buyer can hire an independent, licensed inspector or other professional to examine the premises and/or improvements to determine whether defects exist and to provide an estimate of the cost of repairing problems that have been identified on the Property Disclosure Statement or on an inspection report.

FOUR IMPORTANT CONSIDERATIONS

1. The seller is legally responsible for the accuracy of the information which appears on the Property Disclosure Statement. Not only must the answers be correct, but they must be complete. The buyer will rely on this information when the buyer contracts to purchase the premises. Even if the Property Disclosure Statement is not incorporated into the Contract of Purchase and Sale, the seller will still be responsible for the accuracy of the information on the Property Disclosure Statement if it caused the buyer to agree to buy the property.

2. The buyer must still make the buyer's own inquiries concerning the premises in addition to reviewing a Property Disclosure Statement, recognizing that, in some cases, it may not be possible to claim against the seller, if the seller cannot be found or is insolvent.

3. Anyone who is assisting the seller to complete a Property Disclosure Statement should take care to see that the seller understands each question and that the seller's answer is complete. It is recommended that the seller complete the Property Disclosure Statement in the seller's own writing to avoid any misunderstanding.

4. If any party to the transaction does not understand the English language, consider obtaining competent translation assistance to avoid any misunderstanding.

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23856 110TH AVENUE, MAPLE RIDGE

MAPLE RIDGE
British Columbia

City of Maple Ridge
Inspection Services Department

BUILDING BYLAW NO. 6925 - 2012
SCHEDULE "C"

OCCUPANCY PERMIT

Address of Building: 23856 110 AVE
Legal Description: Lot: 58, D.L.: 408, Plan: BCP50702
Roll Number: 84156-0068-0

Approved Occupancy (use): Single Family Dwelling

Name of Business, if applicable:

The Building constructed under the authority of Building ***Permit*** Number: 2014-122591-000-00-BG is approved for Occupancy.

This ***Permit*** pertains to 1202 sq. ft. of the basement being finished.

This ***Permit*** confirms that inspections pursuant to the Maple Ridge Building Bylaw have been completed and no substantive violation of health or safety requirements have been observed. This Permit is not a warranty that the subject Building complies with all City and Provincial **Regulations** governing Building ***Construction*** nor that it is without defect. It is a comment on the conditions of the Building at the date of issue only.

This certificate shall be affixed to a conspicuous and permanent place in the said Building and shall not be removed.

NOTE:

- **Inspected under 2012 BC Building Code.**
- **A new *Permit* shall be obtained prior to any change in the use of the Building.**

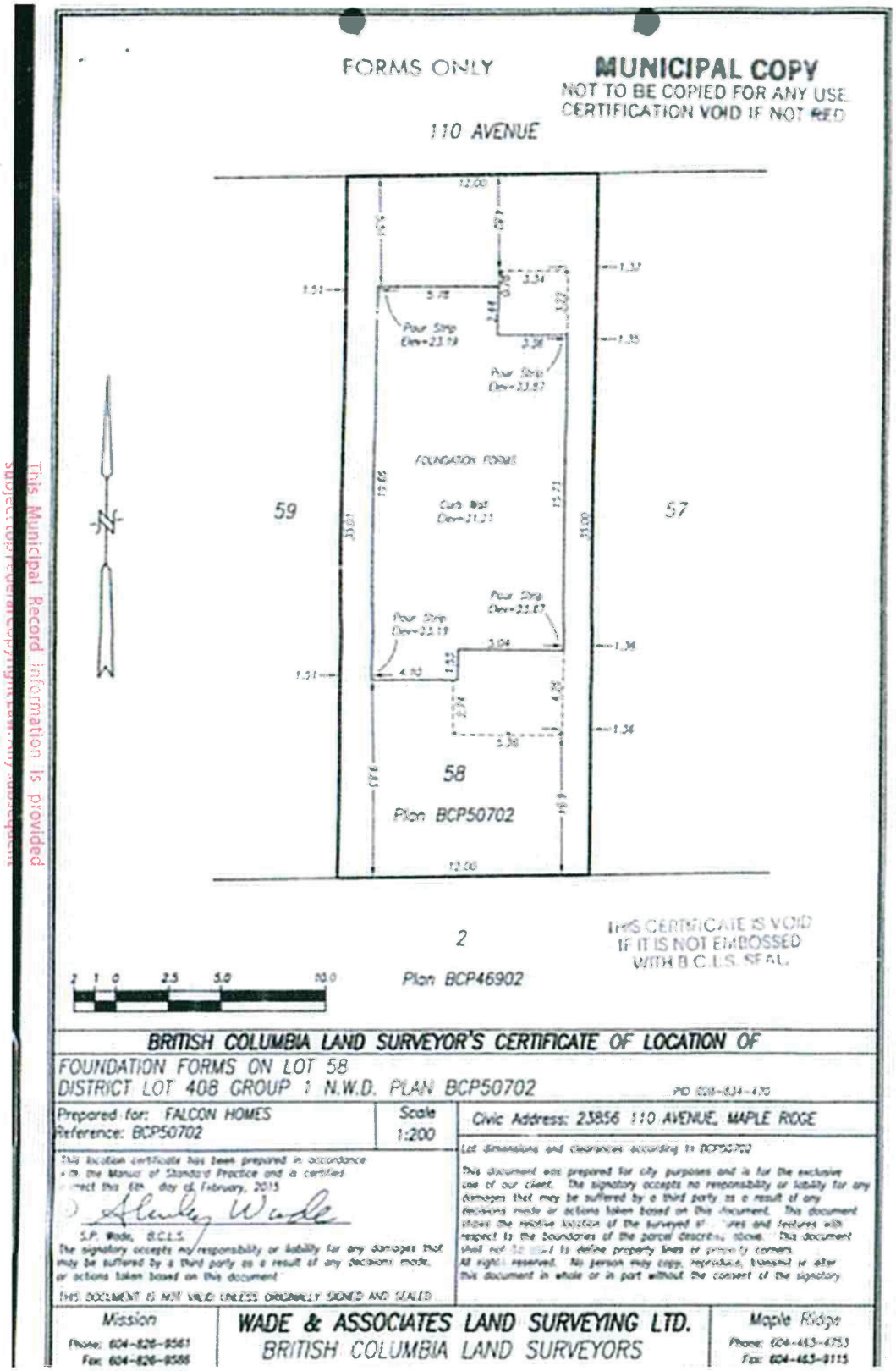
Chief Building Official

Date: July 30, 2015

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23856 110th Avenue, Maple Ridge



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TRAVELERS

Home Warranty
Tel: 604.682.3095
Toll Free: 800.555.9431
Fax: 604.682.3096

Travelers Insurance Company of Canada
650 West Georgia Street, Suite 2500
P.O. Box 11542
Vancouver, British Columbia V6B 4N7
www.travelerscanada.ca

2-5-10 HOME WARRANTY STICKER

(Detached Dwelling Unit)

Address: 23856 - 110th Avenue , Maple Ridge, BC

Legal Description: Grp. 1, Lot 58, D.L. 404, Plan BCP50702, Township NWD

Warranty Certificate #: 80206087

Builder Name: Falcon Homes at Wynnridge LLP **Builder #:** 00004533

Builder's Phone: (604) 941-2092 **Builder's Fax:** (604) 941-0006

Builder's Address: 752 Capital Court, Coquitlam, BC, V3C6E4

This is an adhesive label listing important expiry dates relating to the warranty coverage of the above captioned Dwelling Unit. To ensure your Warranty rights are preserved, please refer to the 2-5-10 Home Warranty Certificate and ensure that you understand what your obligations are. Please note that all notice(s) of a claim must be provided to the Builder and Travelers Insurance Company of Canada **in writing** prior to the expiry of the applicable warranty coverage. The important dates to note are:

1. **Warranty Commencement Date** — **July 30, 2015**

2. **Materials & Labour Warranty**

   a) **1 Year** defects in Materials and Labour: — **Expiry Date: July 29, 2016**

   b) **2 Years** defects in Materials and Labour supplied for;
      i. the gas, electrical, plumbing, heating, ventilation and air conditioning delivery and distribution systems; and
      ii. the exterior cladding, caulking, windows and doors that may lead to detachment or material damage to the New Home: — **Expiry Date: July 29, 2017**

3. **5 Years Building Envelope Warranty** — **Expiry Date: July 29, 2020**

4. **10 Years Structural Defects Warranty** — **Expiry Date: July 29, 2025**

Please place this sticker in a conspicuous location.

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NOTES

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KEN Ambrose, RRS
Real Estate Professional
Direct: **604.240.2547**

JANE Ambrose,
Associate Broker
Real Estate Professional
Direct: **604.230.2676**

Homes@KenAndJane.com

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