WELCOME HOME!!!



YOU'RE GOING TO LOVE IT!

Visit A Virtual Tour Of This Home At
https://tinyurl.com/21976-Cliff-Place

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**

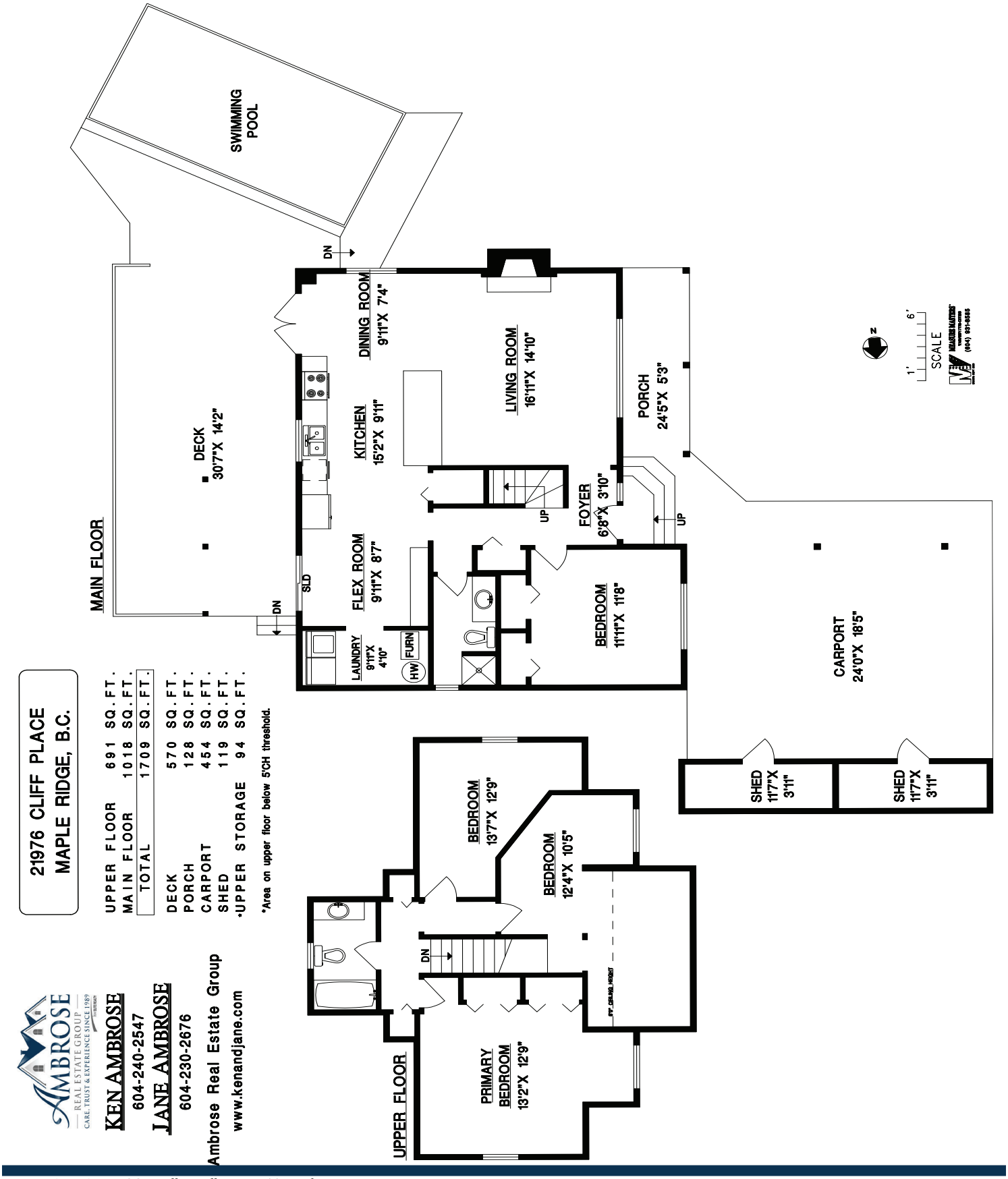
JANE Ambrose,
Associate Broker
Real Estate Professional
Direct: **604.230.2676**

Homes@KenAndJane.com

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21976 Cliff Place, Maple Ridge

PROFESSIONALLY MEASURED FLOOR PLAN



21976 CLIFF PLACE
MAPLE RIDGE, B.C.

UPPER FLOOR	691 SQ.FT.
MAIN FLOOR	1018 SQ.FT.
TOTAL	1709 SQ.FT.
DECK	570 SQ.FT.
PORCH	128 SQ.FT.
CARPORT	454 SQ.FT.
SHED	119 SQ.FT.
*UPPER STORAGE	94 SQ.FT.

*Area on upper floor below 5'CH threshold.

KEN AMBROSE
604-240-2547
JANE AMBROSE
604-230-2676
Ambrose Real Estate Group
www.kenandjane.com

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21976 Cliff Place, Maple Ridge

JUST SOME OF THE FEATURES!!!

This updated 1709 square foot Cape Cod home is set on a 14,698 square foot lot in a Central Maple Ridge neighbourhood and offers a plethora of amazing features, including:

- ✓ *4 Bedrooms,*
- ✓ *2 bathrooms;*
- ✓ *Wood burning fireplace;*
- ✓ *Beautifully updated Kitchen including a gas stove and huge breakfast bar;*
- ✓ *Updated Bathrooms;*
- ✓ *Double Carport with storage;*
- ✓ *Above-ground Pool;*
- ✓ *Newer Furnace with Central Air Conditioning;*
- ✓ *Newer Hot Water Tank;*
- ✓ *Newer Roof;*
- ✓ *Newer flooring;*
- ✓ *Newer windows;*
- ✓ *Rear sundeck with easy access from the Kitchen for barbequing or watching the children play in the lower yard surrounded by nature;*
- ✓ *Ideally located just moments from transit, shops, dining, schools & more ...*
- ✓ *AND SO MUCH MORE!!!*
- ✓ ***THIS IS A MUST-SEE WINNER!!!***

✓ *AND ONLY $1,230,000.00!!!*

SCAN FOR MORE INFORMATION

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Active
R2813208
Board: V
House/Single Family

21976 CLIFF PLACE

Maple Ridge
West Central
V2X 7Z6

Residential Detached
$1,230,000 (LP)
(SP)



Sold Date:		If new, GST/HST inc?:		Original Price:	**$1,230,000**
Meas. Type:	**Feet**	Bedrooms:	**4**	Approx. Year Built:	**1976**
Frontage(feet):	**0.00**	Bathrooms:	**2**	Age:	**47**
Frontage(metres):		Full Baths:	**2**	Zoning:	**RES**
Depth / Size:		Half Baths:	**0**	Gross Taxes:	**$5,531.64**
Lot Area (sq.ft.):	**14,698.00**	Rear Yard Exp:	**East**	For Tax Year:	**2023**
Lot Area (acres):	**0.34**	P.I.D.:	**006-084-800**	Tax Inc. Utilities?:	**No**
Flood Plain:				Tour:	**Virtual Tour URL**

View: **Yes: Seasonal Mountain & River**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 1/2 Storey, 2 Storey**
Construction: **Frame - Wood**
Exterior: **Other, Wood**
Foundation: **Concrete Perimeter**

Renovations: Reno. Year:
of Fireplaces: **1** R.I. Fireplaces: Rain Screen:
Fireplace Fuel: **Wood** Metered Water:
Fuel/Heating: **Forced Air, Natural Gas** R.I. Plumbing:
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Add. Parking Avail., Carport; Multiple, Open**
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 :Wall mounted TV's. Mounts to stay.**

Floor Finish: **Laminate, Carpet**

Legal: **LOT 171, PLAN NWP46564, DISTRICT LOT 397, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central, Pool; Outdoor**

Site Influences: **Central Location, Cul-de-Sac, Greenbelt, Private Yard, Shopping Nearby, Treed**
Features: **Air Conditioning, Clothes Washer/Dryer, Dishwasher, Drapes/Window Coverings, Microwave, Refrigerator, Stove, Swimming Pool Equip., Windows - Thermo**

Finished Floor (Main):	**1,018**
Finished Floor (Above):	**691**
Finished Floor (AbvMain2):	**0**
Finished Floor (Below):	**0**
Finished Floor (Basement):	**0**
Finished Floor (Total):	**1,709 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**1,709 sq. ft.**
Flr Area (Det'd 2nd Res):	**sq. ft.**

Suite: **None**
Basement: **Crawl**

Crawl/Bsmt. Height: # of Levels: **2**
of Kitchens: **1** # of Rooms: **8**

Floor	Type	Dimensions
Main	**Living Room**	**16'11 x 14'10**
Main	**Dining Room**	**9'11 x 7'4**
Main	**Kitchen**	**15'2 x 9'11**
Main	**Bedroom**	**11'11 x 11'8**
Main	**Laundry**	**9'11 x 4'10**
Above	**Primary Bedroom**	**13'2 x 12'9**
Above	**Bedroom**	**13'7 x 12'9**
Above	**Bedroom**	**12'4 x 10'5**
		x
		x
		x
		x
		x

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

Bathrooms	
Floor	#Pcs
Main	**3**
Above	**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**

Explore the allure of a unique Cape Cod haven, boasting unique features & a serene setting. Nestled in a tranquil cul-de-sac, this home welcomes you with an updated kitchen with quartz counters, updated bathrooms, laminate floors & central AC. Enhancements include windows, furnace, hot water tank & roof, ensuring peace of mind. With primary bedrooms on both levels plus 2 secondary bedrooms, flexibility is built in. Outside, an inviting deck & above-ground pool promise relaxation. Embrace quiet moments with a stroll through nature. Ideally located, just moments from transit, shops, dining, schools & more. This is more than a house, it's a home, it's an invitation to a lifestyle. Some lucky Buyer's Cape Cod dream home awaits. Make it yours – call your Realtor. This is a MUST SEE!

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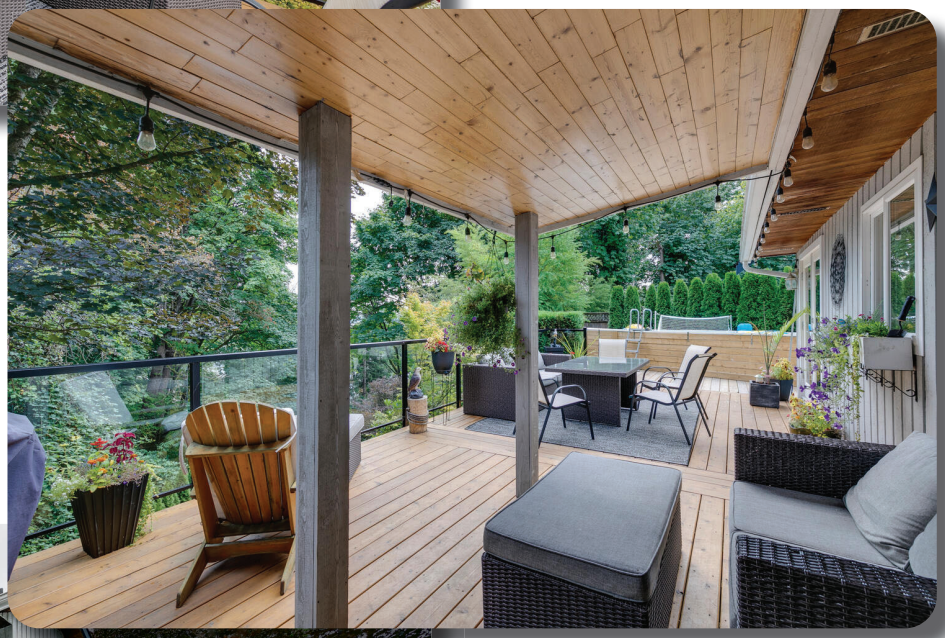


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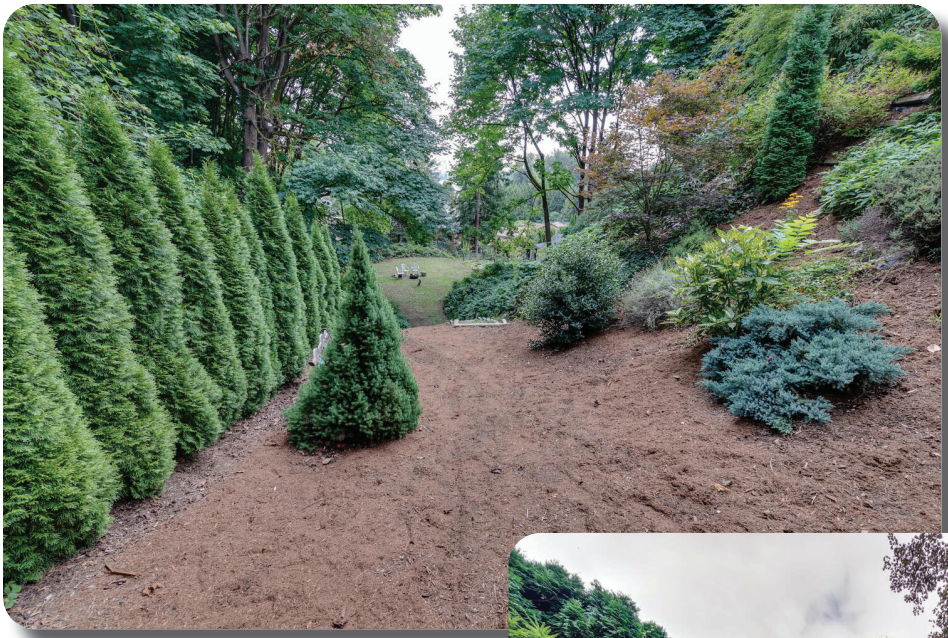


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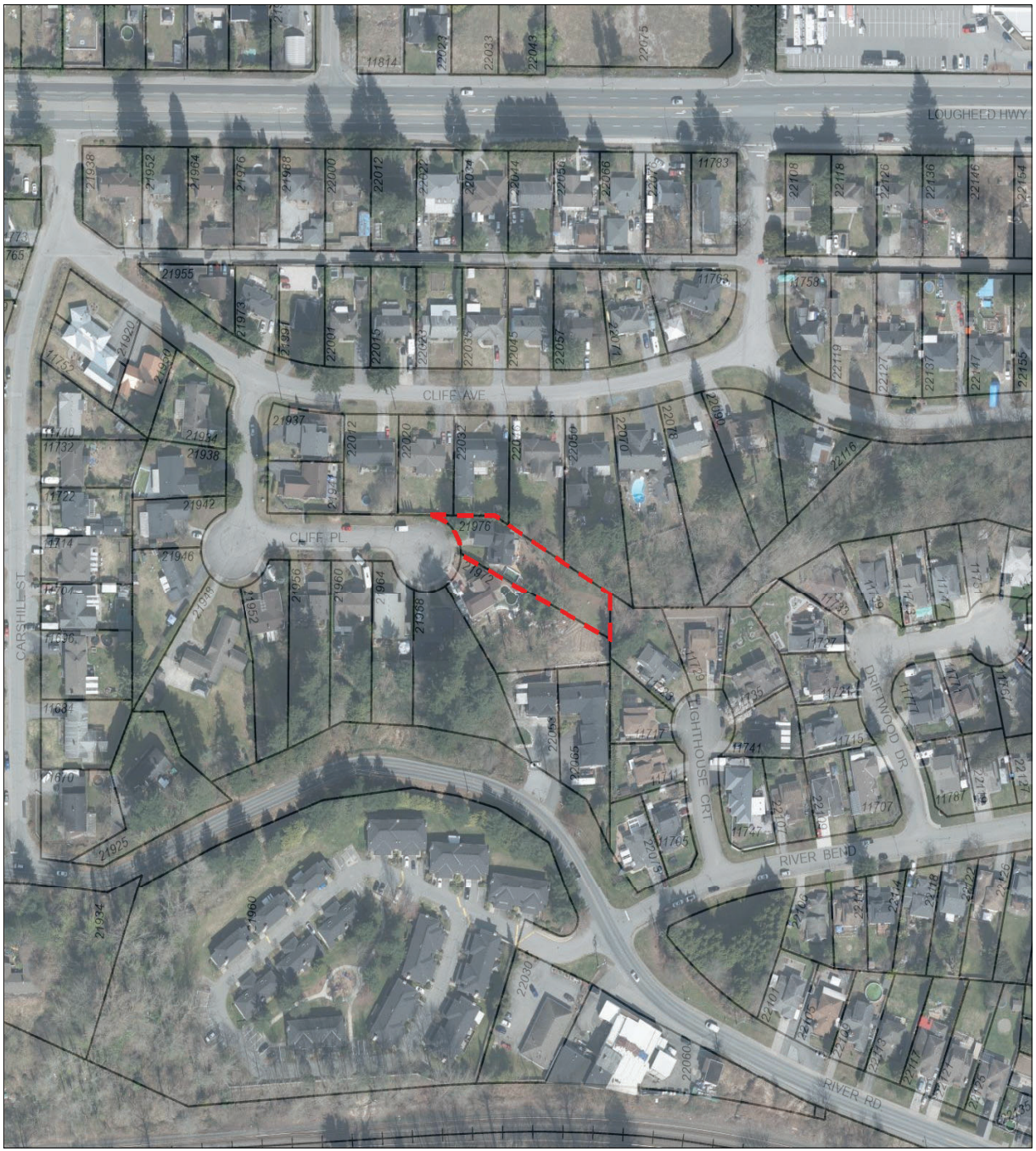
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Property Report (21976 CLIFF PL)

Property ID: 11566
Address: 21976 CLIFF PL
Folio: 42399-0714-7
Plan: NWP46564
Lot: 171
Legal: LT 171; DL 397; NWD; PL NWP46564
PID: 006-084-800
LTO: CA6695066
Zoning: RS-1
OCP Land Use: RES
Closed to Backyard Burning: Yes
Recycling Pickup Day: Tuesday
Approx. Area: 0.137 ha.



- Street Label (large)
- Facility or Attraction
- Building Footprints
- Railway
- Major River or Lake Edge
- Major River or Lake
- Interior Lot Boundary
- School
- Park
- Property
- Municipal Boundary
- Red: Band_1
- Green: Band_2
- Blue: Band_3

N

0 90 180 360 ft

0 25 50 100 m

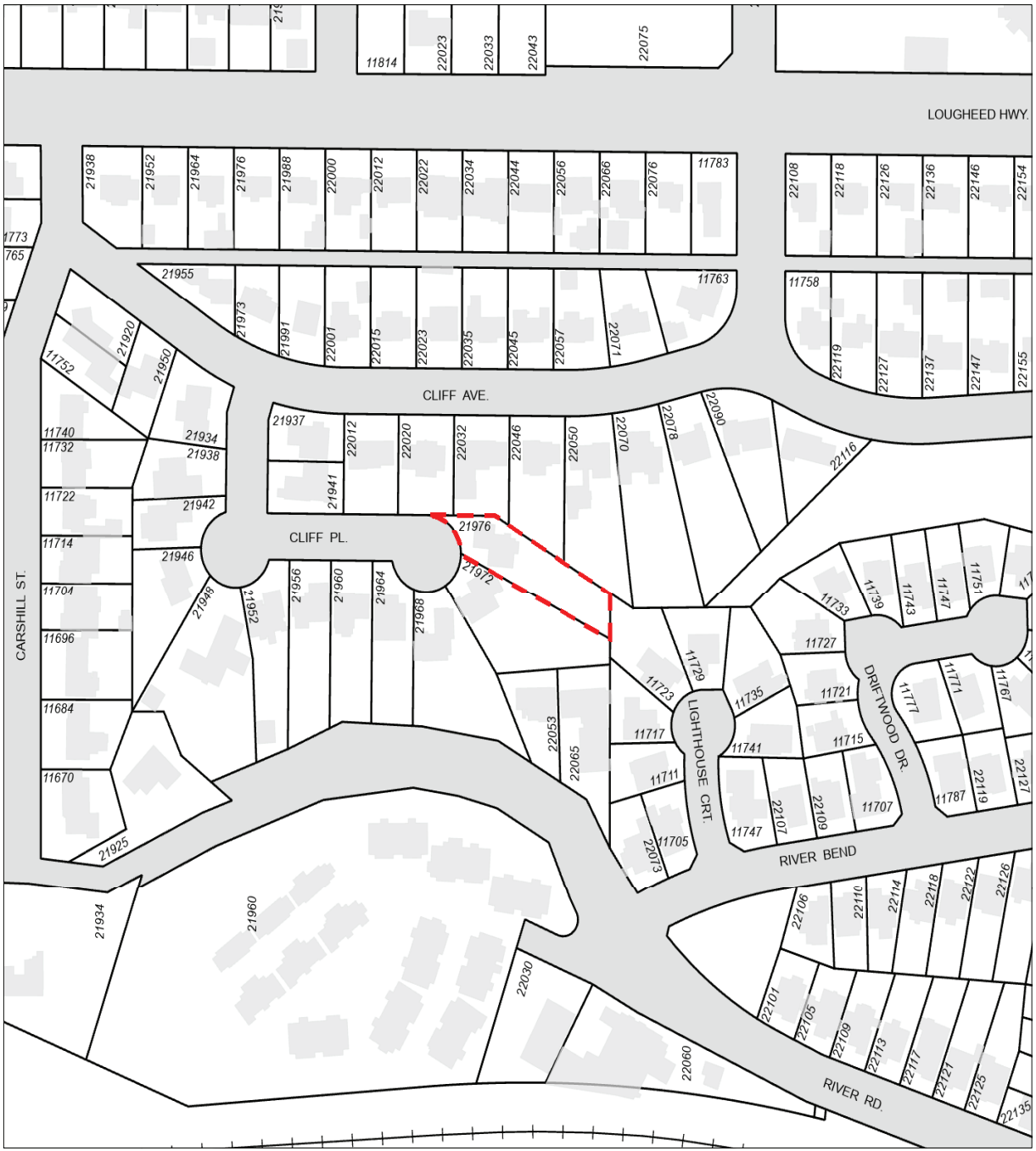
Scale 1:2,500

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City of Maple Ridge
RidgeView 2.0
Printed: September 8, 2023

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Approx. Area: 0.137 ha.



Street Label (large)
Facility or Attraction
Building Footprints
Railway
Major River or Lake Edge
Major River or Lake
Interior Lot Boundary
School
Park
Property
Municipal Boundary

N

0 90 180 360 ft

0 25 50 100 m

Scale 1:2,500

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City of Maple Ridge
RidgeView 2.0
Printed: September 8, 2023

CITY OF MAPLE RIDGE SERVICE CONNECTION INFORMATION

MAPLE RIDGE British Columbia
mapleridge.ca

RECORD INFORMATION ONLY

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PLAN: **NWP46564** LOT: **171** CIVIC: **21976 CLIFF PL**

1. RSN: **42062** Service: **Water Connection** Status: **Installed**

2. Date of Installation: **Jan 15, 1974**	8. Size & Type of Meter: **NIL**
3. Size and Type of Service: **20** mm	9. Type of Curb Stop/Spacer:
4. Location at P/L: **4.7**m **N/S**	10. Size & Type of Main: **150** mm **DI**
5. Depth of Service at P/L: m	11. Depth of Main: m
6. Type of Box: **STEEL**	12. Distance W to Curbstop: m
7. Marked on Site: **YES**	13. Date of Data Input: **Nov 05, 1996**

COMMENT: **2.9M FROM W IN SIDEWALK. - 1996/11/05**

1. RSN: **15289** Service: **Sanitary Sewer Connection** Status: **Installed**

2. Date of Installation: **Jan 15, 1974**	8. Size & Type of Main: mm
3. Size and Type of Service: **100** mm	9. Depth of Main: m
4. Location at P/L: **6.4**m **S/N**	10. Type of Connection to Main:
5. Depth of Service at P/L: **1.5** m	11. Location of WYE from Downstream M/H: m
6. Type of Inspection Chamber:	12. Marked on Site:
7. Length of Service (main to P/L):	13. Date of Data Input: **Sep 29, 1995**

1. RSN: **27791** Service: **Storm Sewer Connection** Status: **Installed**

2. Date of Installation: **Jan 15, 1974**	8. Size & Type of Main: mm
3. Size and Type of Service: **150** mm	9. Depth of Main: m
4. Location at P/L: **3**m **N/S**	10. Type of Connection to Main:
5. Depth of Service at P/L: **1.8** m	11. Location of WYE from Downstream M/H: m
6. Type of Inspection Chamber:	12. Marked on Site:
7. Length of Service (main to P/L):	13. Date of Data Input: **Sep 29, 1995**

PROPERTY DISCLOSURE STATEMENT
RESIDENTIAL

Date of disclosure: September 01 2023

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

ADDRESS: 21976 Cliff Place Maple Ridge BC V2X 7Z6 ~~V2X 7Z6~~ **(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?		GB		
B. Are you aware of any existing tenancies, written or oral?		GB		
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?		GB		
D. Is there a survey certificate available?	GB			
E. Are you aware of any current or pending local improvement levies/ charges?		GB		
F. Have you received any other notice or claim affecting the Premises from any person or public body?		GB		
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?				GB
(ii) Have you applied for a water licence and are awaiting response?				GB
C. Are you aware of any problems with the water system?		GB		
D. Are records available regarding the quality of the water available (such as geochemistry and bacteriological quality, water treatment installation/maintenance records)?		GB		

BUYER'S INITIALS

GB SB

SELLER'S INITIALS

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ADDRESS: 21976 Cliff Place Maple Ridge BC V2X 7Z6 ~~V2X 7Z6~~

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)?		GB		
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?		GB		
H. Are there any current service contracts; (i.e., septic removal or maintenance)?		GB		
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				GB

3. BUILDING

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

BUYER'S INITIALS

GB 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: 3 years) approx.		GB		
N. Are you aware of any problems with the electrical or gas system?		GB		
O. Are you aware of any problems with the plumbing system?		GB		
P. Are you aware of any problems with the swimming pool and/or ~~hot tub~~?		GB		
Q. Do the Premises contain unauthorized accommodation?		GB		
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		GB		
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.)		GB		
T. Are these Premises covered by home warranty insurance under the *Homeowner Protection Act*?		GB		
U. Is there a current "EnerGuide for Houses" rating number available for these premises? (i) If yes, what is the rating number? _____ (ii) When was the energy assessment report prepared? _____ (DD/MM/YYYY)		GB		
V. To the best of your knowledge, has the premises been tested for radon? (i) If yes, was the most recent test: ☐short term or ☐long term (more than 90 days) Level: _____ ☐bq/m3 ☐pCi/L on _____date of test (DD/MM/YYY)		GB		
W. Is there a radon mitigation system on the Premises?		GB		
(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?		GB		

BUYER'S INITIALS

GB GB SELLER'S INITIALS

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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.*	GB			
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?		GB		

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

4.B Renovations were done by qualified tradespeople without permits. The Buyer is welcome to have the Subject Property & included items Professionally Inspected at the Buyer's expense by a Professional Inspection Company. The said Inspector(s) and/or Buyer is not authorized or permitted to disassemble, or damage the Subject Property and/or the included items in the course of performing any Inspection. GB

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) Grant Michael Belsey SELLER(S) Susan Marron Belsey 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.

The Buyer acknowledges that all measurements are approximate.

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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CREA WEBForms®

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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SELLER'S DISCLOSURE OF MATERIAL LATENT DEFECTS

ADDRESS: 21976 Cliff Place Maple Ridge BC ~~V2X 726~~ V2X 726 (the "**Property**")

FROM: Grant Michael Belsey

Susan Marron Belsey (the "**Seller**")

DESIGNATED AGENT(S): Ken Ambrose Jane Ambrose

NAME OF BROKERAGE: Keller Williams Elite Realty

Section 59(2) of the Real Estate Services Rules (the "**Rules**") requires that a licensee who is providing trading services to a client who is disposing of real estate must disclose to all other parties to the trade, promptly but in any case before an agreement for the acquisition or disposition of the real estate is entered into, any Material Latent Defect in the real estate that is known to the licensee, unless the other parties have already received written disclosure of such Material Latent Defect from such client.

Section 59(3) of the Rules requires that if a client instructs a licensee to withhold disclosure required by section 59(2) of the Rules, the licensee must refuse to provide further trading services to or on behalf of that client in respect of the trade in real estate.

For the purpose of the Rules and this Form, a "**Material Latent Defect**" is defined as:

a material defect that cannot be discerned through a reasonable inspection of the property, including any of the following:

(a) a defect that renders the real estate:
- *(i) dangerous or potentially dangerous to the occupants,*
- *(ii) unfit for habitation, or*
- *(iii) unfit for the purpose for which a party is acquiring it, if*
  - *(A) the party has made this purpose known to the licensee, or*
  - *(B) the licensee has otherwise become aware of this purpose;*

(b) a defect that would involve great expense to remedy;

(c) a circumstance that affects the real estate in respect of which a local government or other local authority has given a notice to the client or the licensee, indicating that the circumstance must or should be remedied;

(d) a lack of appropriate municipal building and other permits respecting the real estate.

The Seller is advised that the Designated Agent's obligations under the Rules to disclose Material Latent Defects set out above may differ from the Seller's disclosure obligations. If the Seller is unsure of their disclosure obligations, prior to signing this Form they should speak with their Designated Agent or obtain independent legal advice.

As of the date hereof, the Seller *(select one by initialing in the appropriate box)*:

[ ] [ ] [ ] does not know of any Material Latent Defect(s) in respect of the Property; or

[GB] [GB] [ ] knows of the following Material Latent Defect(s) in respect of the Property:

Renovations were done by qualified tradespeople without permits.

USE ADDITIONAL PAGE(S) IF NECESSARY.

[ ] [ ] [ ] BUYER'S INITIALS

[GB] [GB] [ ] SELLER'S INITIALS

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SELLER'S DISCLOSURE OF MATERIAL LATENT DEFECTS

By signing this Form, the Seller hereby authorizes and instructs their Designated Agent(s) to disclose the Material Latent Defects described in this Form, if any, by delivering or making this Form available to any other party or potential party to the trade of the Property before an agreement for the acquisition of the Property is entered into.

SELLER'S SIGNATURE SEAL	SELLER'S SIGNATURE SEAL	SELLER'S SIGNATURE SEAL
Grant Michael Belsey	Susan Marron Belsey	
SELLER'S NAME (PRINT)	SELLER'S NAME (PRINT)	SELLER'S NAME (PRINT)
Sept 1 / 2023	Sept. 1. 2023	
DATE	DATE	DATE

Receipt acknowledges by the Buyer:

BUYER'S SIGNATURE SEAL	BUYER'S SIGNATURE SEAL	BUYER'S SIGNATURE SEAL
BUYER'S NAME (PRINT)	BUYER'S NAME (PRINT)	BUYER'S NAME (PRINT)
DATE	DATE	DATE

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Choose School

School(s) that serve 21934 - 21976 CLIFF PL, MAPLE RIDGE New Search

Click on a school below to display that school's information on the right.

Elementary
K - 7 Maple Ridge Elementary

Secondary
8 - 12 Maple Ridge Secondary

French Immersion - Early
K - 6 Maple Ridge Elementary
7 - 7 Laity View Elementary

French Immersion - Late
6 - 7 Golden Ears Elementary

French Immersion - Secondary
8 - 12 Pitt Meadows Secondary

School Information

Golden Ears Elementary



Name Golden Ears Elementary

Address 23124 118th Ave., Maple Ridge, BC V2X 2N1

Principal Laura Brandon

Vice Principal Christina Crump

Secretary Lori Timperio

Phone (604) 463-9513

Fax (604) 463-9578

Web page Golden Ears Elementary

Start time 08:30 AM

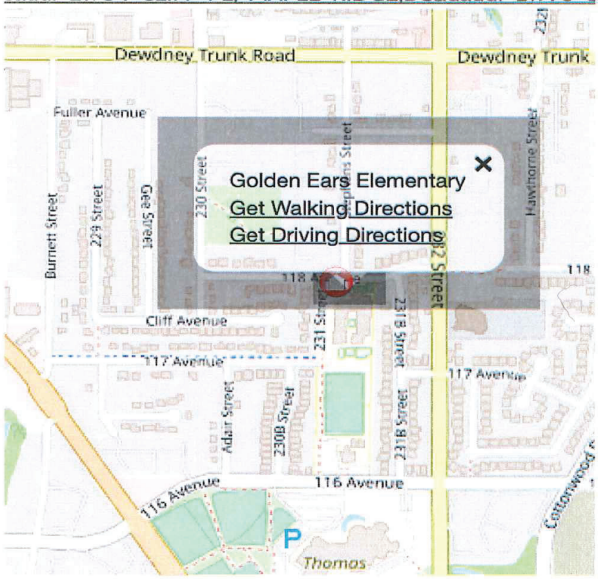
Closing time 02:20 PM

LEGEND

Golden Ears Elementary

Get Walking Directions

://maps.google.com/maps?
Get Driving Directions
saddr=21934+CLIFF+PL,+MAPLE+RIDGE,BC&daddr=21976+C



Choose School

School(s) that serve 21934 - 21976 CLIFF PL, MAPLE RIDGE New Search

Click on a school below to display that school's information on the right.

Elementary
K - 7 Maple Ridge Elementary
Secondary
8 - 12 Maple Ridge Secondary
French Immersion - Early
K - 6 Maple Ridge Elementary
7 - 7 Laity View Elementary
French Immersion - Late
6 - 7 Golden Ears Elementary
French Immersion - Secondary
8 - 12 Pitt Meadows Secondary

School Information

Maple Ridge Elementary



Name Maple Ridge Elementary

Address 20820 River Rd., Maple Ridge, BC V2X 1Z7

Principal Chelsea Lendvoy

Vice Principal Rachel Perry

Secretary Doris Kyle

Phone (604) 467-5551

Fax (604) 467-9825

Web page Maple Ridge Elementary

Start time 08:30 AM

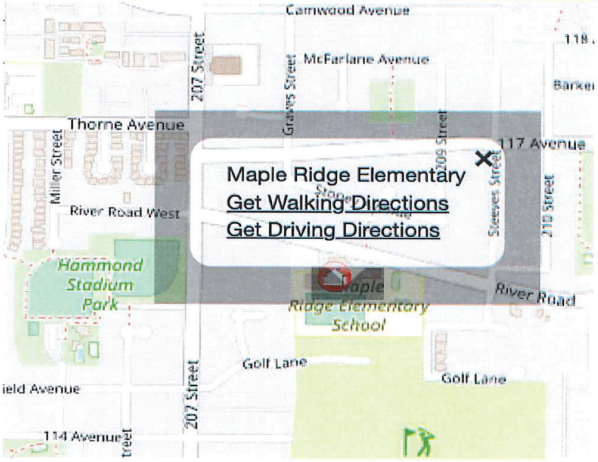
Closing time 02:20 PM

Comments
At this time, Early French Immersion is only for Kindergarten to grade 5 at this School. However, the program will be phased into other grades over the next few years.

LEGEND
Maple Ridge Elementary

Get Walking Directions

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Get Driving Directions
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Choose School

School(s) that serve 21934 - 21976 CLIFF PL, MAPLE RIDGE New Search

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Elementary
K - 7 Maple Ridge Elementary

Secondary
8 - 12 Maple Ridge Secondary

French Immersion - Early
K - 6 Maple Ridge Elementary
7 - 7 Laity View Elementary

French Immersion - Late
6 - 7 Golden Ears Elementary

French Immersion - Secondary
8 - 12 Pitt Meadows Secondary

School Information

Laity View Elementary



Name Laity View Elementary

Address 21023 123 Ave., Maple Ridge, BC V2X 4B5

Principal Lisa Lawrance

Vice Principal Suzanne Collette

Secretary Kim Malito

Phone (604) 463-7108

Fax (604) 463-7467

Web page Laity View Elementary

Start time 08:30 AM

Closing time 02:20 PM

LEGEND

Laity View Elementary

Get Walking Directions

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Choose School

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Elementary
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Secondary
8 - 12 Maple Ridge Secondary

French Immersion - Early
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7 - 7 Laity View Elementary

French Immersion - Late
6 - 7 Golden Ears Elementary

French Immersion - Secondary
8 - 12 Pitt Meadows Secondary

School Information

Maple Ridge Secondary



Name Maple Ridge Secondary

Address 21911 122 Ave., Maple Ridge, BC V2X 3X2

Principal Grant Frend

Vice Principal Jeff Curwen/Alison Wall

Secretary Kris Crawford

Phone (604) 463-4175

Fax (604) 463-5197

Web page Maple Ridge Secondary

Start time 08:30 AM

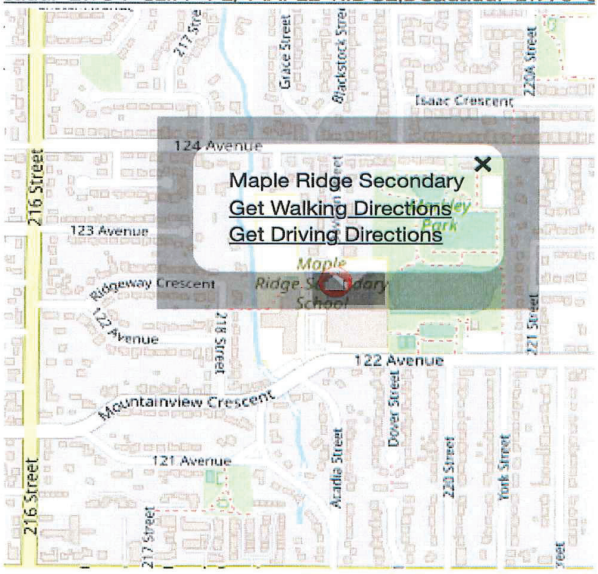
Closing time 02:40 PM

LEGEND

Maple Ridge Secondary

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Choose School

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7 - 7 Laity View Elementary

French Immersion - Late
6 - 7 Golden Ears Elementary

French Immersion - Secondary
8 - 12 Pitt Meadows Secondary

School Information

Pitt Meadows Secondary



Name Pitt Meadows Secondary

Address 19438 116B Ave., Pitt Meadows, BC V3Y 1G1

Principal Colin Sharpe

Vice Principal Lara Cooley/Anne Girbav

Secretary Bev Loven

Phone (604) 465-7141

Fax (604) 465-6274

Web page Pitt Meadows Secondary

Start time 08:30 AM

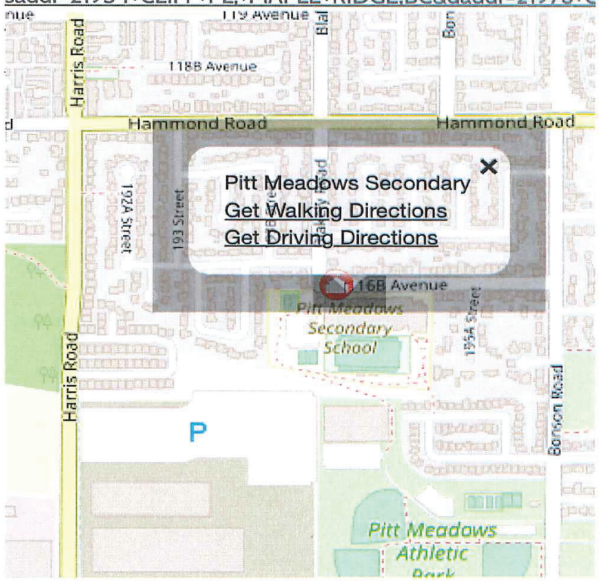
Closing time 02:40 PM

LEGEND

Pitt Meadows Secondary

Get Walking Directions

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Get Driving Directions
saddr=21934+CLIFF+PL,+MAPLE+RIDGE,BC&daddr=21976+C



NOTES

Because Attention To Detail Is Important

- ✓ ***Start Packing!!!***
- ✓
- ✓
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- ✓
- ✓

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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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