

**For Multi-Picture Tours Go To:
www.mitten-realty-services.com**



13326 236 Street, Maple Ridge

\$988,800.00

**Spectacular 2,658 Sq. Ft. Family Home On 5008 Sq. Ft Lot
in Desirable Silver Valley Location**

Upscale 2658 square foot family home on 5008 square foot lot in desirable Silver Valley must be seen. Spacious entrance with slate tile welcomes you to this fine home. 1509 square foot main level boasts open plan, gorgeous hardwood floors and attractive décor. Great room with vaulted ceilings, stone fireplace and sliding door to covered patio overlooking lovely, fenced rear yard. Gorgeous kitchen with shaker style cabinets, granite counters, stainless steel appliances, pantry and island with breakfast bar. Dining room with boxed beam ceiling. Master bedroom walk-in closet and five piece ensuite with separate shower and soaker tub. Oversized 2nd bedroom (could be converted back to 2 bdrms) with access to four piece main bath. Lower level designed for family or extended family with exterior entrance boasts spacious recreation room, four piece bath, summer kitchenette (no oven) with quartz counters and bedroom with small closet. Double garage. It doesn't get any better than this with meticulous, upscale family home with attractive décor in desirable Silver Valley location.



*Performance
Power Play Realty*

The Mitten
REAL ESTATE TEAM

Doug, Bonnie & David Mitten

604-290-5480

All information contained in this brochure while thought to be accurate is not guaranteed to be accurate and should be verified by the purchaser.

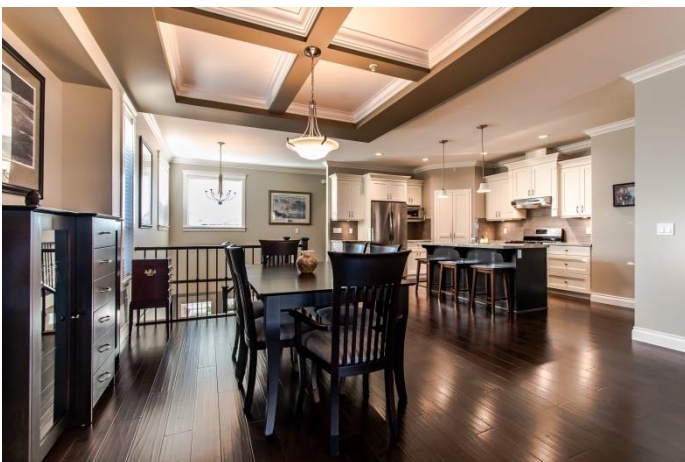
Features Of This Fine Home...

Main Level: 1,509 Square Feet.

Great Room: 18'2 x 15'11



Dining Room: 17'1 x 18'9





Kitchen: 16'8 x 16'



Master Bedroom: 13'10 x 13'4



5 Piece Ensuite



Bedroom: 20'8 x 10'2

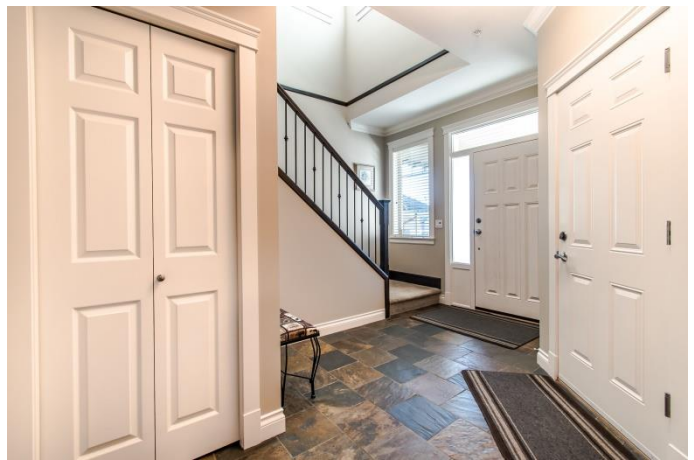


Four Piece Bathroom



Lower Level: 1,149 Square Feet

Foyer: 9'9 x 9'



Recreation Room: 29' x 12'6





Kitchenette: 19'7 x 13'4



Den/Bedroom: 15'5 x 9'5



4 Piece Bathroom



Laundry Room: 7'11 x 6'6



Features Of This Fine Home:

- ✧ **Upscale 2658 Square Foot Family Home On 5008 Square Foot Lot In Desirable Silver Valley Must Be Seen.**
- ✧ **Spacious Entrance With Slate Tile Welcomes You To This Fine Home.**
- ✧ **1509 Square Foot Main Level Boasts Open Plan, Gorgeous Hardwood Floors And Attractive Décor.**
- ✧ **Great Room With Vaulted Ceilings, Stone Fireplace And Sliding Door To Covered Patio Overlooking Lovely, Fenced Rear Yard.**
- ✧ **Gorgeous Kitchen With Shaker Style Cabinets, Granite Counters, Stainless Steel Appliances, Pantry And Island With Breakfast Bar.**
- ✧ **Dining Room With Boxed Beam Ceiling.**
- ✧ **Master Bedroom Walk-In Closet And Five Piece Ensuite With Separate Shower And Soaker Tub.**

- ⌘ **Oversized 2nd Bedroom (Could Be Converted Back To 2 Bdrms) With Access To Four Piece Main Bath.**
- ⌘ **Lower Level Designed For Family Or Extended Family With Exterior Entrance Boasts Spacious Recreation Room, Four Piece Bath, Summer Kitchenette (No Oven) With Quartz Counters And Bedroom With Small Closet.**
- ⌘ **Built-In Vacuum, Security System & Shed Are Added Value**
- ⌘ **Double Garage With Garage Door Openers.**
- ⌘ **It Doesn't Get Any Better Than This With Meticulous, Upscale Family Home With Attractive Décor In Desirable Silver Valley Location.**
- ⌘ **Lot: 39.37' X 127' – 5,008 Square Foot Fenced Lot**
- ⌘ **Gross Taxes: \$5,500.98**



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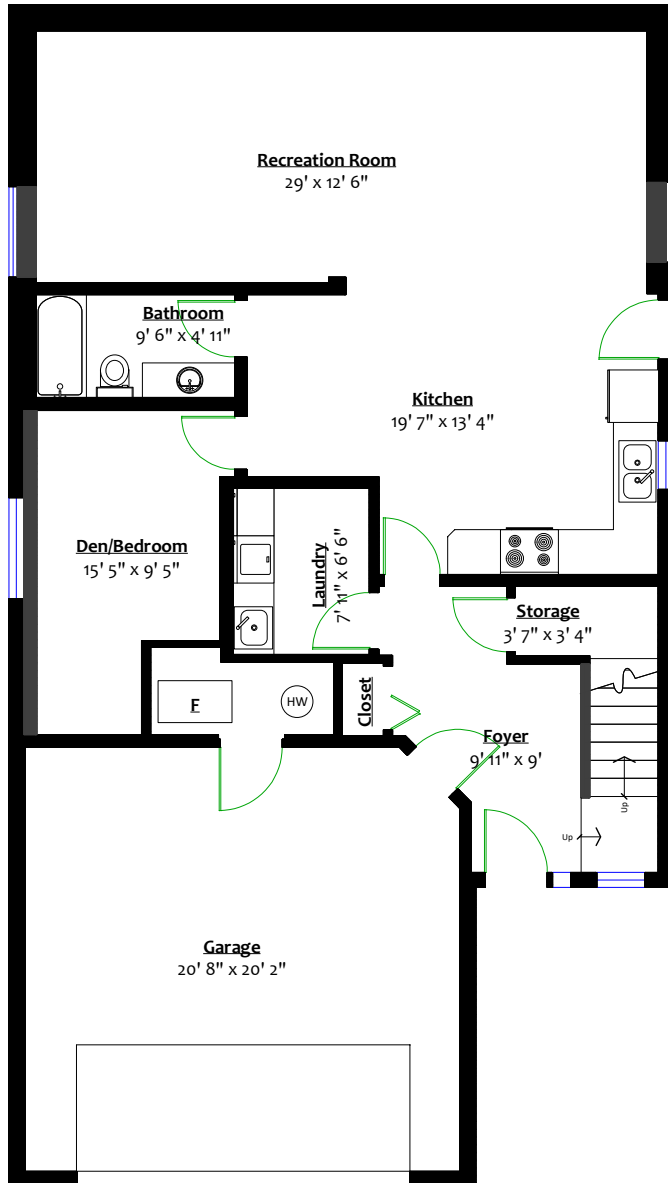
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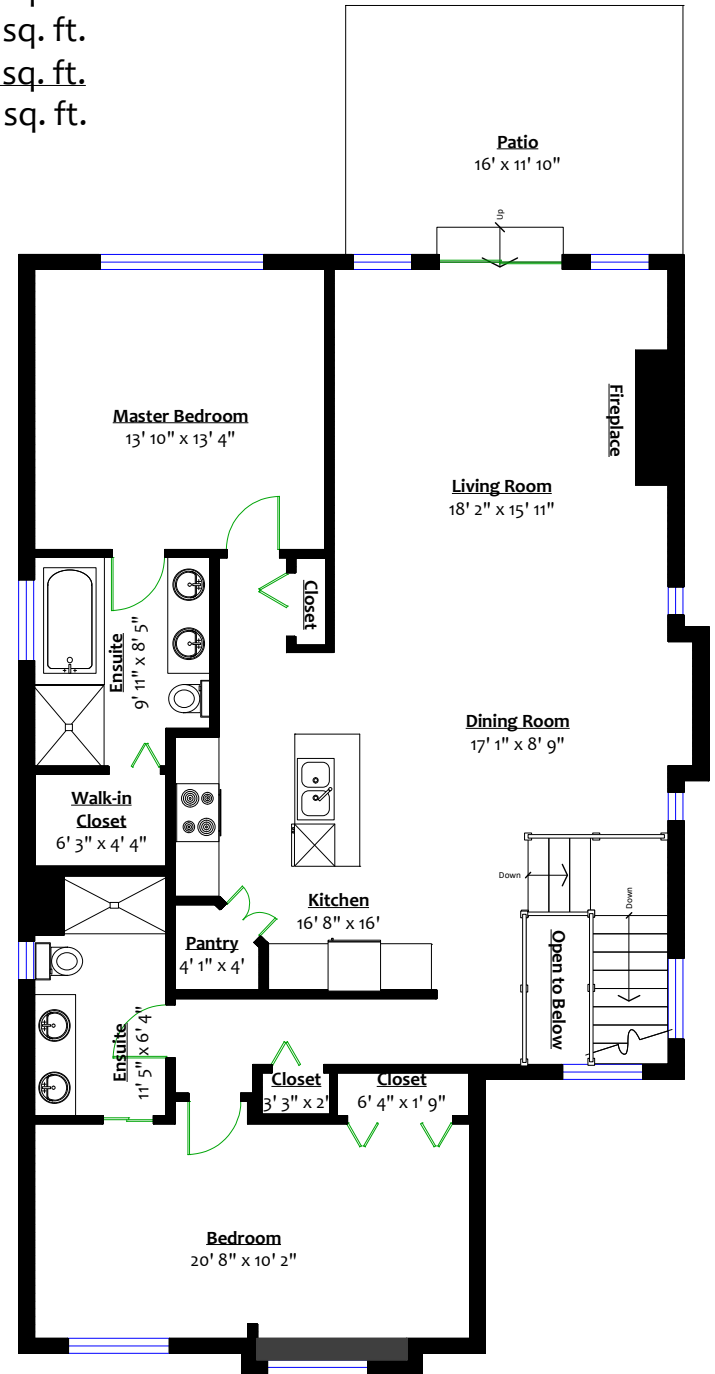
Totals**

Main Level:	1,509 sq. ft.	Garage:	452 sq. ft.
Lower Level:	1,149 sq. ft.	Mechanical:	34 sq. ft.
Total:	2,658 sq. ft.	Patio:	189 sq. ft.
		Total:	675 sq. ft.



LOWER LEVEL

Floor Area: 1,149 Sq. Ft.
Ceiling Height: 9'



MAIN LEVEL

Floor Area: 1,509 Sq. Ft.
Ceiling Height: 9'

