



R2147563

Active

House/Single Family

Residential Detached

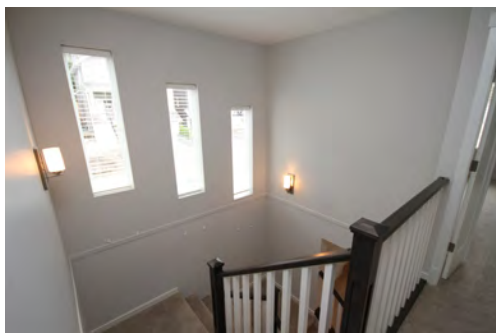
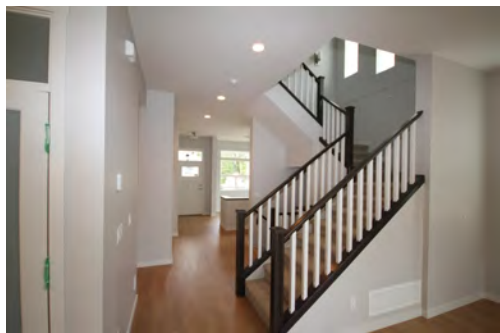
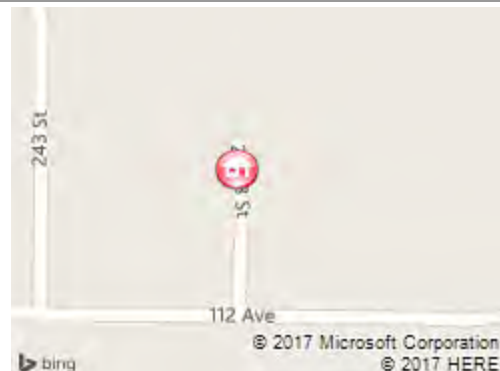
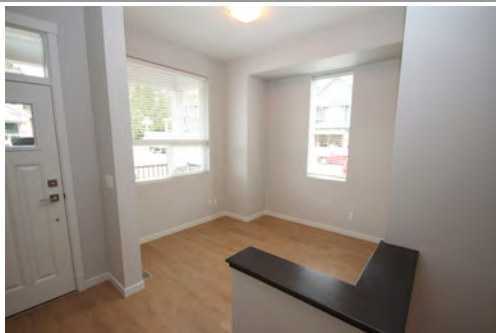
11276 243A STREET

Maple Ridge
Cottonwood MR

\$995,000 (LP)

(SP)

Sold Date:



Total Bedrooms 4
Total Baths 4
of Kitchens 2
FIARTotFin 3,300
#FinFlrLev 3
Type of Dwelling HOUSE
Style of Home 2 Storey w/Bsmt.

TotalPrkng 4
Exterior Finish Stone, Vinyl
Gross Taxes \$1,052.51
Yr Blt 2017
Occupancy Vacant
Floor Finish Wall/Wall/Mixed

Days On Market 70
Fireplaces 1
Outdoor Area Patio(s) & Deck(s)
Lot Sz (Sq.Ft.) 4,169.00
FrontageFt 0.00
Depth 0
Fuel/Heating Baseboard, Forced Air, Natural Gas

BRAND NEW HOME W/GST INCLUDED, CAN'T BEAT THIS PRICE!!! QUICK POSSESSION WITH A MORTGAGE HELPER. This beautiful 4 Bedroom north facing home in Montgomery Acres is waiting for you! Enjoy the open concept home, great for entertaining or just relax with love ones. Don't forget there is a main level den for your home office, or just homework. Upstairs features 3 very large bedrooms, master bedroom has vaulted ceiling 2 closets and huge ensuite. There is also a loft that can be easily converted into a 4th bedroom. Finished basement suite with ensuite laundry and separate entrance for extended family . Call today to view!!!

Macdonald Realty

05/26/2017 11:29 AM

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Sold Date:



Sold Date:	Frontage (feet):	0.00	Approx. Year Built:	2017
Depth / Size (ft.):	Bedrooms:	4	Age:	0
Lot Area (sq.ft.):	Bathrooms:	4	Zoning:	SFR
Flood Plain:	Full Baths:	3	Gross Taxes:	\$1,052.51
Rear Yard Exp:	Half:	1	For Tax Year:	2016
Approval Req?:			Tax Inc. Utilities?:	No
If new, GST/HST inc?:			P.I.D.:	029-685-176

View: **No** :

Complex / Subdiv:

Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Stone, Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Gas - Natural**
Water Supply: **City/Municipal**
Fuel/Heating: **Baseboard, Forced Air, Natural Gas**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double, Open**

Dist. to Public Transit:
Title to Land: **Freehold NonStrata**
Seller's Interest: **Registered Owner**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Wall/Wall/Mixed**

Dist. to School

Legal: **PL EPP54924 LT 15 LD 36 SEC 15 TWP 12**

Amenities: **Air Cond./Central, In Suite Laundry**

Site Influences:

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Security System, Smoke Alarm, Sprinkler - Fire, Vacuum R.I., Vaulted Ceiling**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Den	10'2 x 9'6	Bsmt	Bedroom	10' x 10'6			x
Main	Family Room	10' x 14'			x			x
Main	Eating Area	9'6 x 14'			x			x
Main	Kitchen	8'6 x 14'			x			x
Above	Loft	13' x 11'			x			x
Above	Bedroom	11' x 11'			x			x
Above	Bedroom	10' x 12'			x			x
Above	Master Bedroom	14' x 12'6			x			x
Bsmt	Kitchen	11' x 8'6			x			
Bsmt	Living Room	12' x 13'			x			

Finished Floor (Main):	1,100
Finished Floor (Above):	1,125
Finished Floor (Below):	0
Finished Floor (Basement):	1,075
Finished Floor (Total):	3,300 sq. ft.
Unfinished Floor:	0
Grand Total:	3,300 sq. ft.

of Rooms: **11**
of Kitchens: **2**
of Levels: **3**
Suite: **Legal Suite**
Crawl/Bsmt. Height:
Beds in Basement: **1** Beds not in Basement: **3**
Basement: **Fully Finished**

Bath	Floor	# of Pieces	Ensuite?
1	Above	5	Yes
2	Above	4	No
3	Main	2	No
4	Bsmt	4	No
5			
6			
7			
8			

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Door Height:

Listing Broker(s): **Macdonald Realty**

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11276 – 243A STREET MAPLE RIDGE BC

DISTINCT. MODERN. EFFICIENT.

Each home at Montgomery Acres is expertly crafted with sought-after features and clever floor plans that maximize comfort and space.

Exterior Finishes

- Craftsman-style architecture
- Natural wood, stone and brick accents complement surrounding landscape
- Natural wood soffits over entries
- Covered, welcoming front decks
- Planned streetscapes create lasting value
- Rear decks/patios expand living space outdoors
- Generous roof overhangs

Quality Construction and Smart Features

- High-efficiency furnace
- Low-E windows increase energy-efficiency
- Every home roughed-in for future solar hot water heating systems
- High-tech wiring to connect all your high-tech needs
- Convenient rough-in for 5 cable and 5 telephone jacks (standard with every home)
- Every home provided with a complete home warranty package from WBI Home Warranty Ltd.

Open living spaces and 10-foot ceilings on main floor

- Let the light shine in with large high-performance, double pane, low-E windows
- Efficient natural-gas fireplace on main floor
- Transom glass over main floor doors
- Custom wood spindles and wooden staircase handrails
- Full unfinished basements provide future opportunities, or let us finish it for you now

Gourmet Kitchens

- Solid quartz countertops
- Custom cabinetry, featuring painted white or stained maple doors
- Large islands with eating bars

RE/MAX Crest Realty (Westside)

1428 West 7th Avenue,
Vancouver, BC V6H 1C1

Fax: 604.688.8000

Independently Owned and Operated

604.671.7000

WWW.6717000.COM

Les Twarog • 604.671.7000 • les@6717000.com

Sonja Pedersen • 604 805 1283 • sonja@8051283.com

This is not intended to cause or induce a breach of an existing agency agreement.



- Wood laminate wide-plank flooring
- Full-height ceramic tile backsplash
- Under mount double-basin stainless steel sinks
- Moen faucet with pull-out spray
- Modern light package including decorative pendants and efficient task lighting

Spa-inspired Bathrooms

- Quality Moen faucets
- Five-piece ensuite features dual sinks, free-standing soaker tub and separate glass shower.
- Ceramic tile flooring beautifully coordinated with wall tile
- 80-gallon hot water tank

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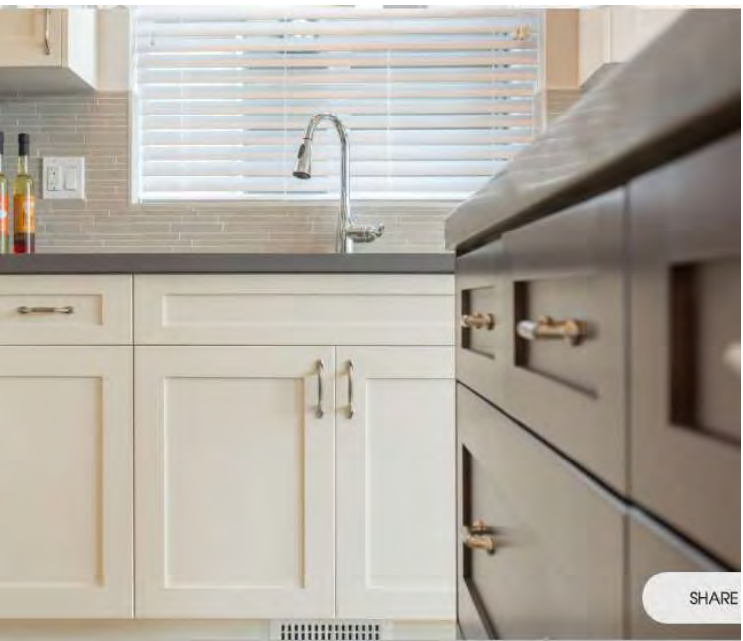
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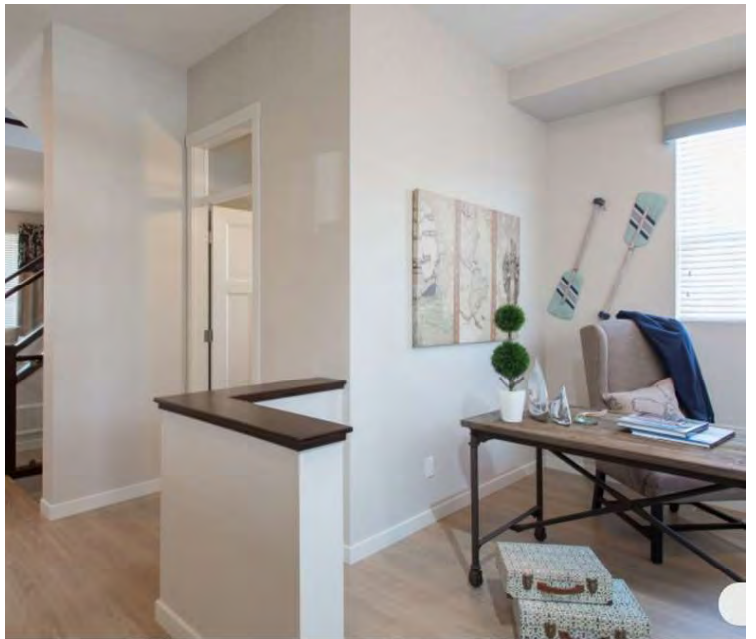
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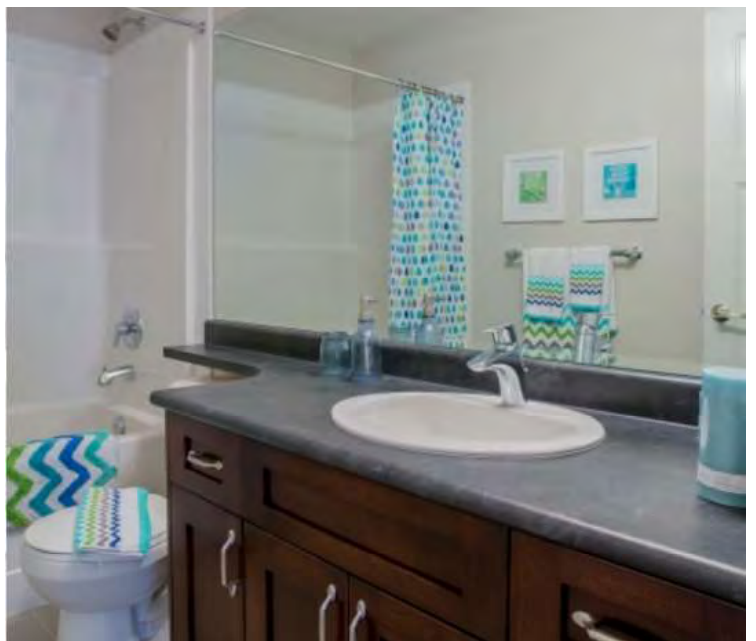
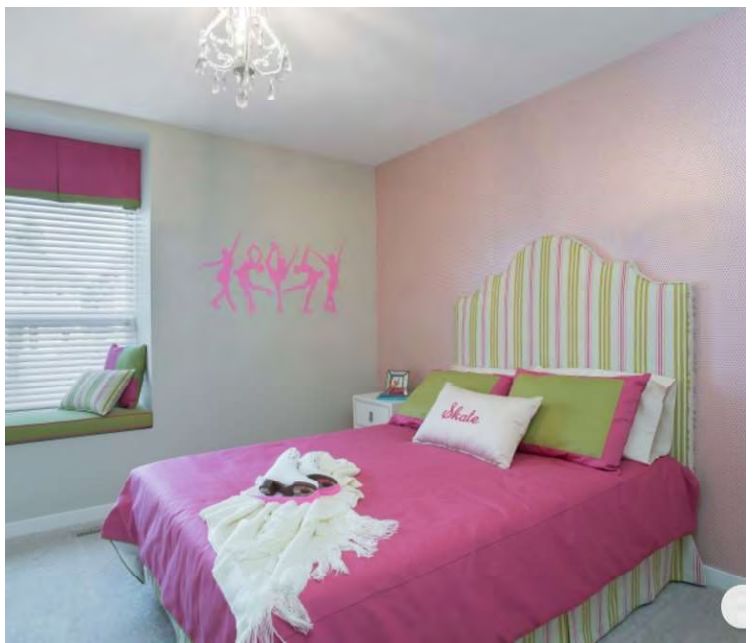
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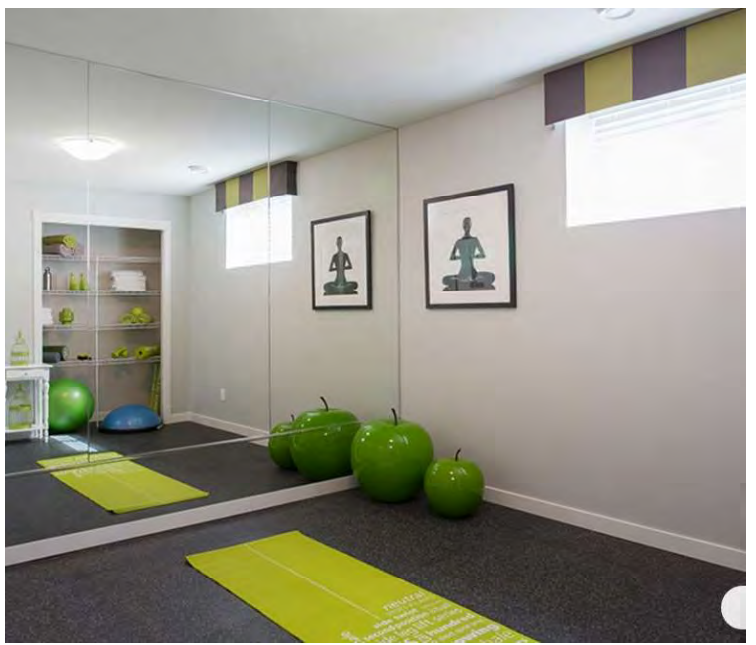
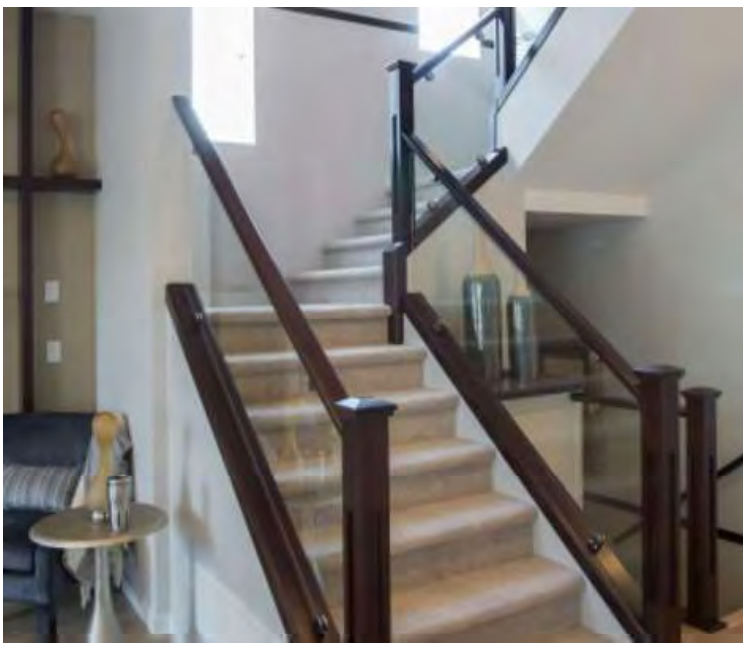
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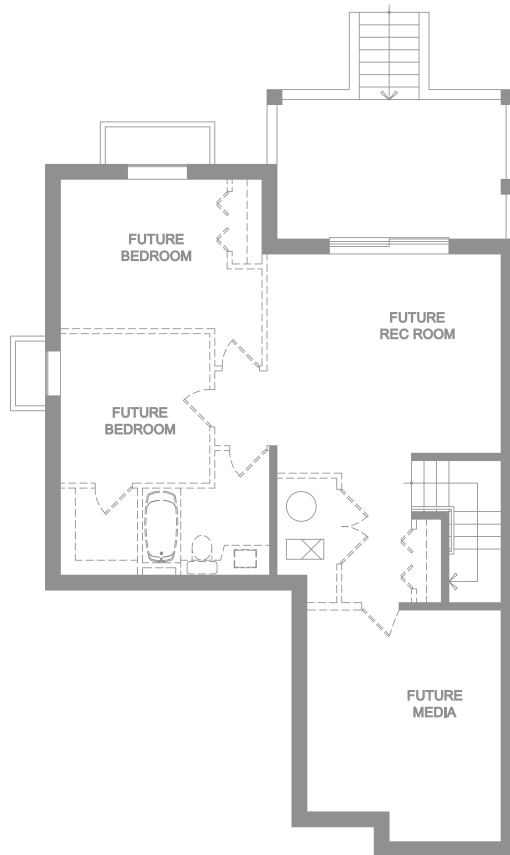


SHARE

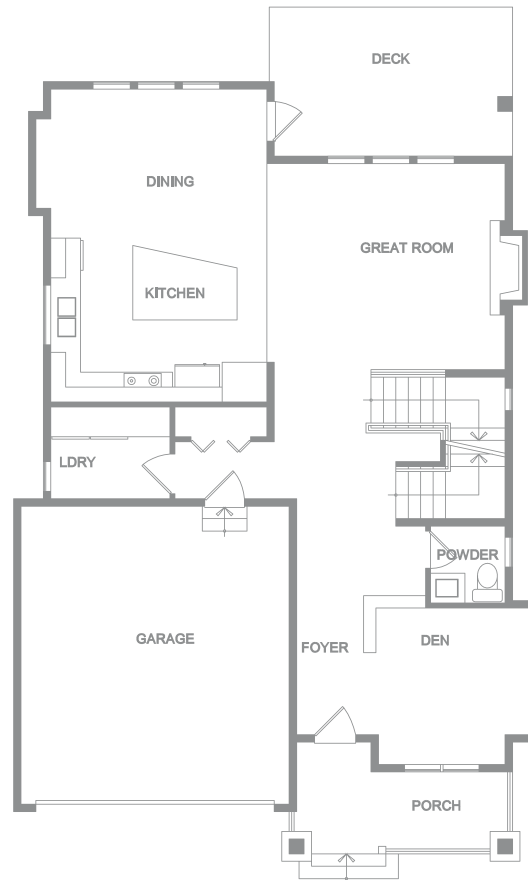




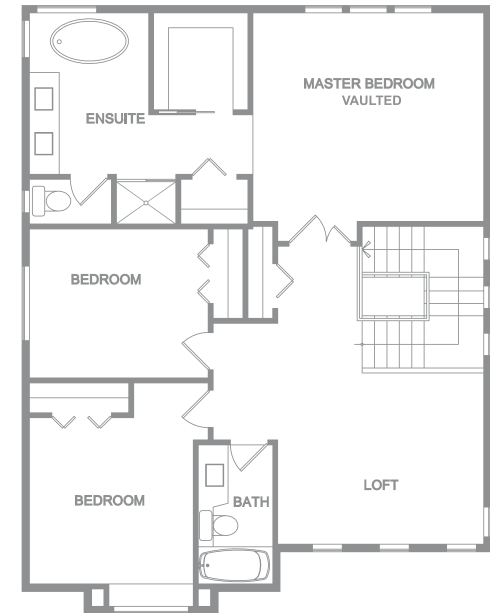




BASEMENT LEVEL
1075 SQ FT



MAIN FLOOR
1100 SQ FT



UPPER FLOOR
1125 SQ FT

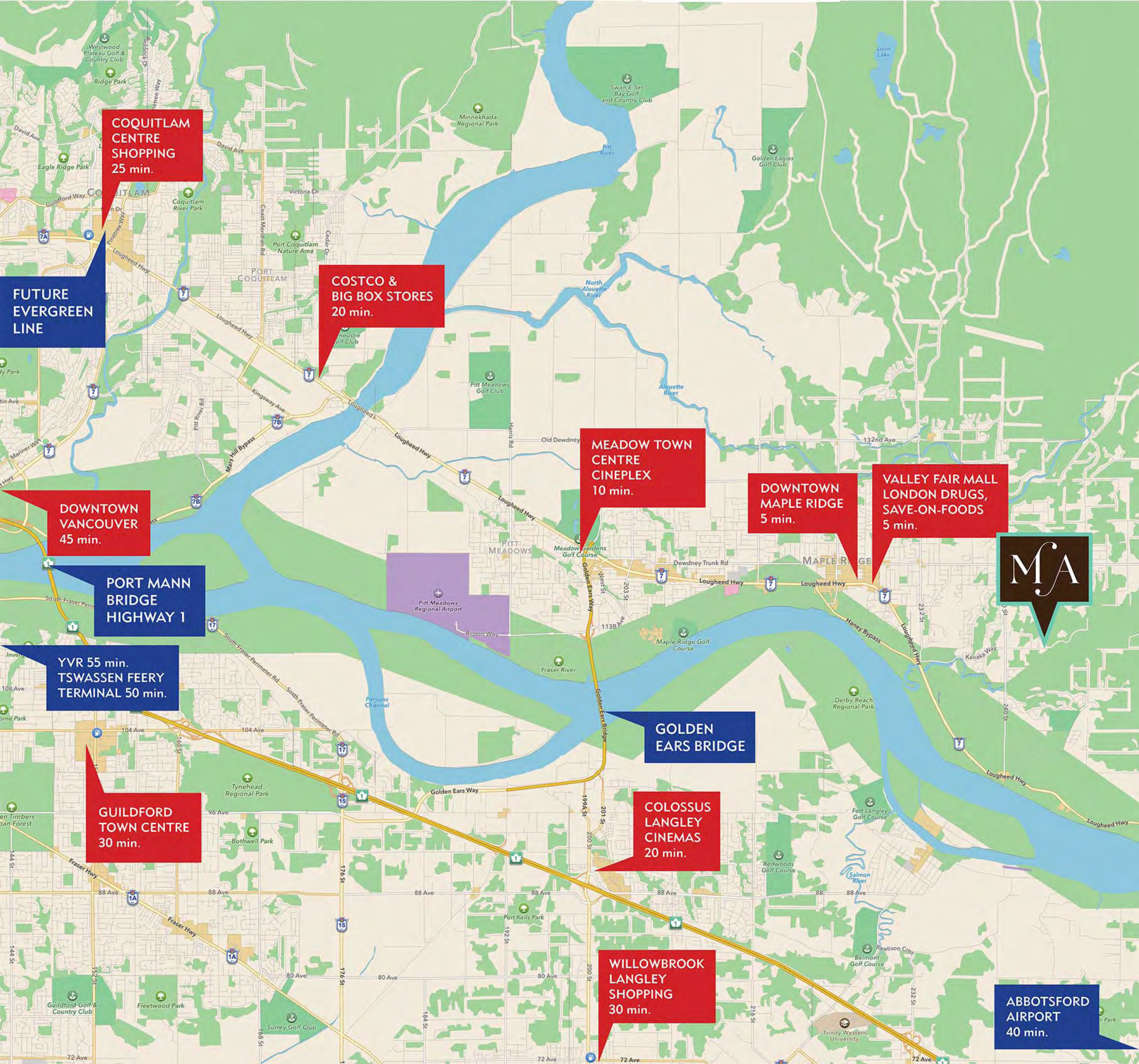
Floor plans are based on initial design drawings: square footage and room sizes may vary due to site specific conditions, local zoning bylaws or design improvements that may result in modification without notice. Epic Homes® reserves the right to make modifications without prior notice.

MONTGOMERY ACRES
Parkside

PHASE 4 SITE PLAN



Montgomery Acres Final Phase.
Yes, we saved the best for last.



COQUITLAM
CENTRE
SHOPPING
25 min.

FUTURE
EVERGREEN
LINE

COSTCO &
BIG BOX STORES
20 min.

DOWNTOWN
VANCOUVER
45 min.

PORT MANN
BRIDGE
HIGHWAY 1

YVR 55 min.
TSWASSEN FEERY
TERMINAL 50 min.

GUILDFORD
TOWN CENTRE
30 min.

MEADOW TOWN
CENTRE
CINEPLEX
10 min.

DOWNTOWN
MAPLE RIDGE
5 min.

VALLEY FAIR MALL
LONDON DRUGS,
SAVE-ON-FOODS
5 min.

GOLDEN
EARS BRIDGE

COLOSSUS
LANGLEY
CINEMAS
20 min.

WILLOWBROOK
LANGLEY
SHOPPING
30 min.



ABBOTSFORD
AIRPORT
40 min.



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Your City Heating
& Cooling

113 Ave

113A Ave

244 St

113 Ave

112B Ave

112B Ave

112B Ave

243 St

243A St

243b St

244 St

112A Ave

243 St

243A St

243A St

244 St

112 Ave

112 Ave

112 Ave

112 Ave

112 Ave



Montgomery Acres
by Epic Homes



Earth

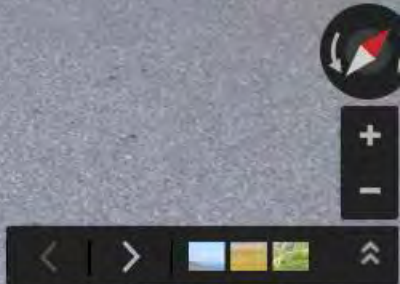
Google



112 Ave
Stop



Google



THE MONTGOMERY STORY

Montgomery Acres was named to honour the Montgomery family, who cultivated the land and enriched Maple Ridge in its early years with their hospitality. This home site marks the original location of the Montgomery Farm from 1948 until 2011 when it was sold to Epic Homes.

While Anne Montgomery was known for her homemade pies and delicious jams, her husband Joe built a strong reputation for volunteering his time to improve local parks and services. For the next generation of Montgomery's, there's much satisfaction to see their family legacy recognized.

"We wish to thank Epic Homes for the honour of having our Montgomery name on the land which was our family farm for 63 years," says Joanne Montgomery, one of three children raised on the property. "Our family has shared much love, joy and happiness on this land, and it is our sincere hope that all who live here will experience that also."

Lillian Montgomery adds, "I am pleased that Epic Homes will care for the land in the future as our family moves on to pursue other adventures. Our memories of 'The Farm as Home' are forever buried within our hearts."

Epic Homes is pleased to build on the Montgomery legacy. We believe that the design and details of a community shape the lives of those who live within it. Whatever your stage in life — single, newly married, a family with or without children — you're entitled to a home that inspires you to live your best life!

ABOUT THE MONTGOMERY FAMILY

The Montgomery Farm has always been surrounded by beauty, which was further enhanced by the family's love of gardening. White and purple lilacs, pink and red roses, baby's breath, orange blossoms and rhododendrons were just some of the pretty plants growing around the property.

The long driveway on the Montgomery Farm helped create many happy memories, including learning how to drive, and riding down the hill fast on bicycles and horses. It led the family out into the world for great adventures and happily brought them home again.

The rolling pastures, trees, two-storey farmhouse, outbuildings and gardens of the Montgomery Farm painted a picturesque and peaceful setting for many happy family memories.

Vegetables and flowers weren't the only things that grew on the Montgomery Farm — the family planted many trees over the years, including Lombardy poplars, cedars, chestnut trees, holly trees and filbert nut trees. The Montgomerys enjoyed watching the seedlings grow into giants, finding shade under their branches and sampling their produce, including delicious filberts (also known as hazelnuts).

Several horses lived on the Montgomery Farm over the years, starting with Babe the workhorse, who helped pull the plow, cultivate the land and transport logs from the back of the property for heating and cooking in the farmhouse. The children also enjoyed riding horses on the farm, especially back and forth down the long driveway.

In the early days, Mr. Montgomery used a scythe to mow the hay from the fields on the farm. The whole family would help pitch and dry the hay and trample it down flat for transportation and storage in the barn.



A COMMUNITY-CENTRED BUILDER

Locally based in Maple Ridge with 20 years of building experience, Epic Homes combines quality construction with thoughtful interiors and timeless architecture. Our team of experienced, creative and hardworking professionals deliver carefully designed, highly engineered, solidly built homes within authentic neighbourhoods. As the developer of Montgomery Acres we oversee the architectural integrity of the homes and offer a range of house plans and prices to suit a wide spectrum of homebuyers. We're committed to making you satisfied from start to finish and will walk you through each step to buy: design and build your new home, and follow up with attentive customer service afterwards.

EXPLORE OUR SITE PLAN FOR DETAILS

Take a look at our site plan to explore your new home, you can also view the different [floorplans](#) we offer. If you have any questions for our team, feel free to give us a call at 604-477-2959. See our [contact page](#) for more information about new home developments in Maple Ridge.



DOWNLOAD THE PHASE 4 SITE PLAN