



# Feature Sheet

## 12588 228 St Maple Ridge

### General

- ☐ Fully updated open concept rancher - 1224sq/ft
- ☐ 3 Bedroom 2 Bathroom
- ☐ 5997 sq/ft lot in a great location
- ☐ 2 car garage. Min 4 parking on property PLUS dedicated RV park pad.

### Legal/Zoning

- ☐ PID: 010-036-032
- ☐ Legal: Lot 1 Plan NWP77079 Section 20 Township 12 Land District 36
- ☐ Zoning: RS-1b
- ☐ Tenant occupied at \$2700/month Fixed term lease until June 1, 2021 (Tenants willing to stay)
- ☐ Seller's interest: Registered owners

### Utilities

- ☐ Heating: Forced Air Natural Gas. Furnace approx. 2 years old
- ☐ Fireplace: 1, Natural Gas

### Structure/Materials

- ☐ Foundation: Concrete Perimeter on crawl space, with concrete floor.
- ☐ Structure: Wood Frame
- ☐ Roof: Asphalt shingle
- ☐ Siding: Vinyl
- ☐ Flooring: Laminate & Tile

### Extras

- ☐ RV parking, plus 4 other parking spots, extra parking across street
- ☐ Covered back patio
- ☐ New furnace 2years ago, New garage door 2 years ago
- ☐ Fully fenced, new 2 years ago
- ☐ No house to the left(north) creating privacy, Well maintained

### Financials

- ☐ Annual Income: **\$32,400**
- ☐ Annual Expenses: Prop. Tax \$4450.71, Ins. \$1836, Maint. Approx. \$1200, Prop Management \$0
- ☐ Net Operating Income: Year 2021, approx. **\$24,913.29**

\*While details are believed to be accurate, should be considered approximate and to be confirmed by buyer. Measurements From BC Assessment.



