

FOR SALE

100 Ave.

100 Ave.

268 St.

268 St.

SUBJECT

FUTURE DEVELOPMENT SITE

AREA:
Thornhill

ADDRESS:
26674 100 Ave.,
Maple Ridge, BC

SIZE:
5.31 Acres

PRICE:
\$3,600,000

266 St

98 Ave



VARING
MARKETING GROUP

HOMELIFE ADVANTAGE REALTY
(CENTRAL VALLEY) LTD.

**HOMELIFE ADVANTAGE REALTY
(CENTRAL VALLEY) LTD.**

Joe Varing - Personal Real Estate Corporation Ltd.
604.565.3478 | info@varinggroup.com

360-3033 Immel Street, Abbotsford, BC V2S 6S2

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PROPERTY DESCRIPTION

CIVIC ADDRESS: 26674 100 Ave., Maple Ridge, BC
PID: 010-693-963

NCP: Thornhill

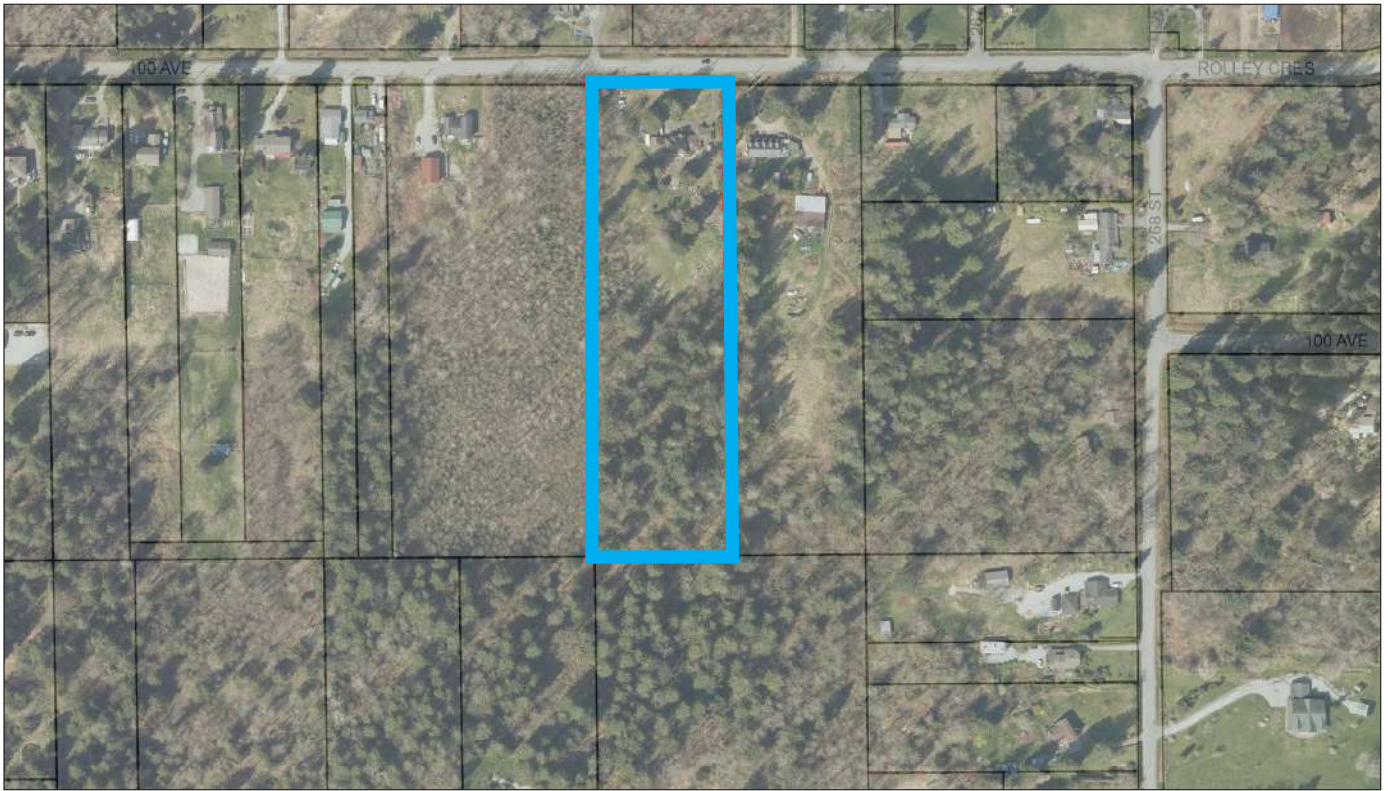
SIZE: 5.31 Acres

PRICE: \$3,600,000

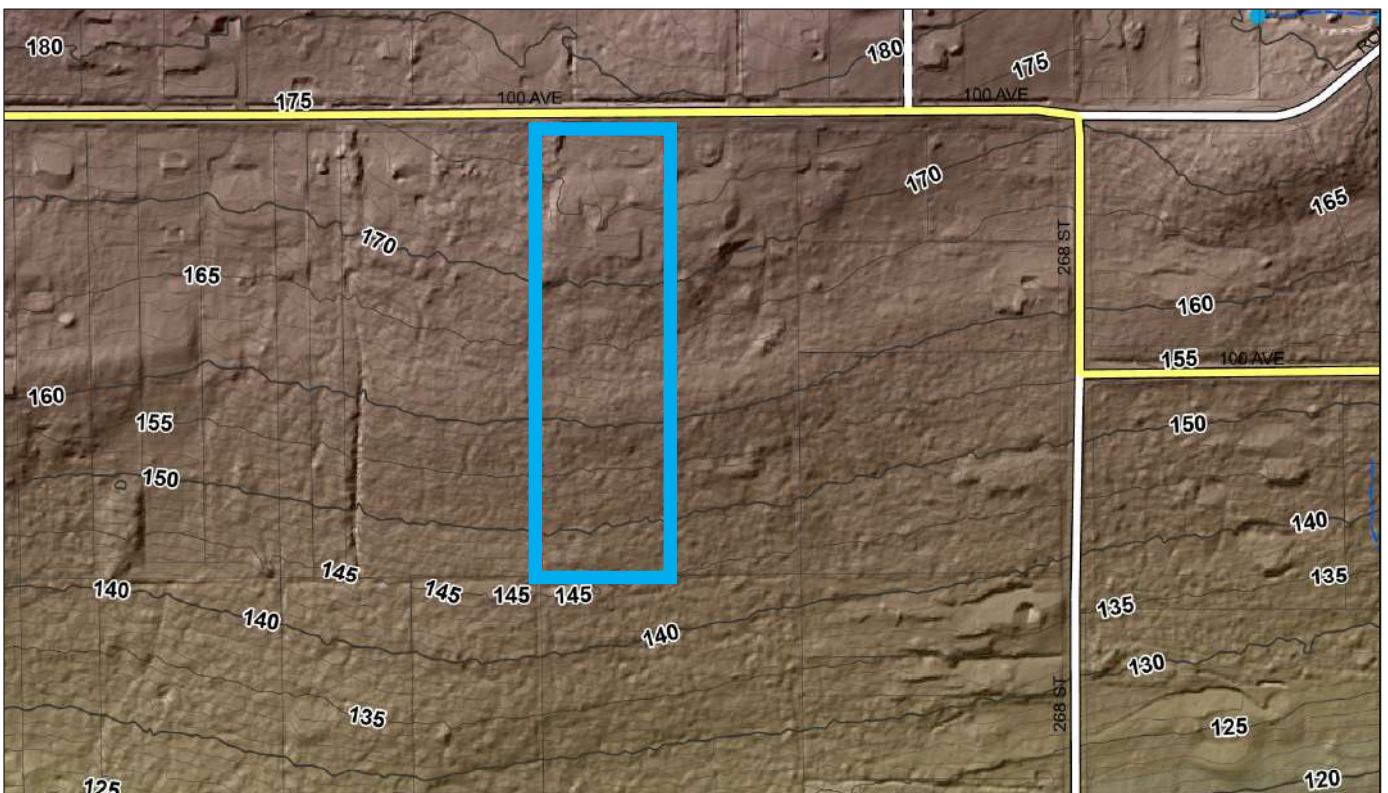
OPPORTUNITY:

- Solid house (3,236 sq.ft) on the property, owner occupied.
- Home can rent at \$4,000++/month (according to local PM).
- Thornhill Urban Development Area.
- Width and Depth of the parcel offer easy accessibility and efficient development in the future.
- Close proximity to multiple schools, parks, and other amenities.
- Located on the sunny side, gently sloped from 102 Ave north. Some of the Fraser Valley's best views overlooking the south slopes to Mt Baker and the Fraser River.
- Easy access to Lougheed Hwy, Golden Ears.
- Closing terms may be available.
- Book your viewing today.

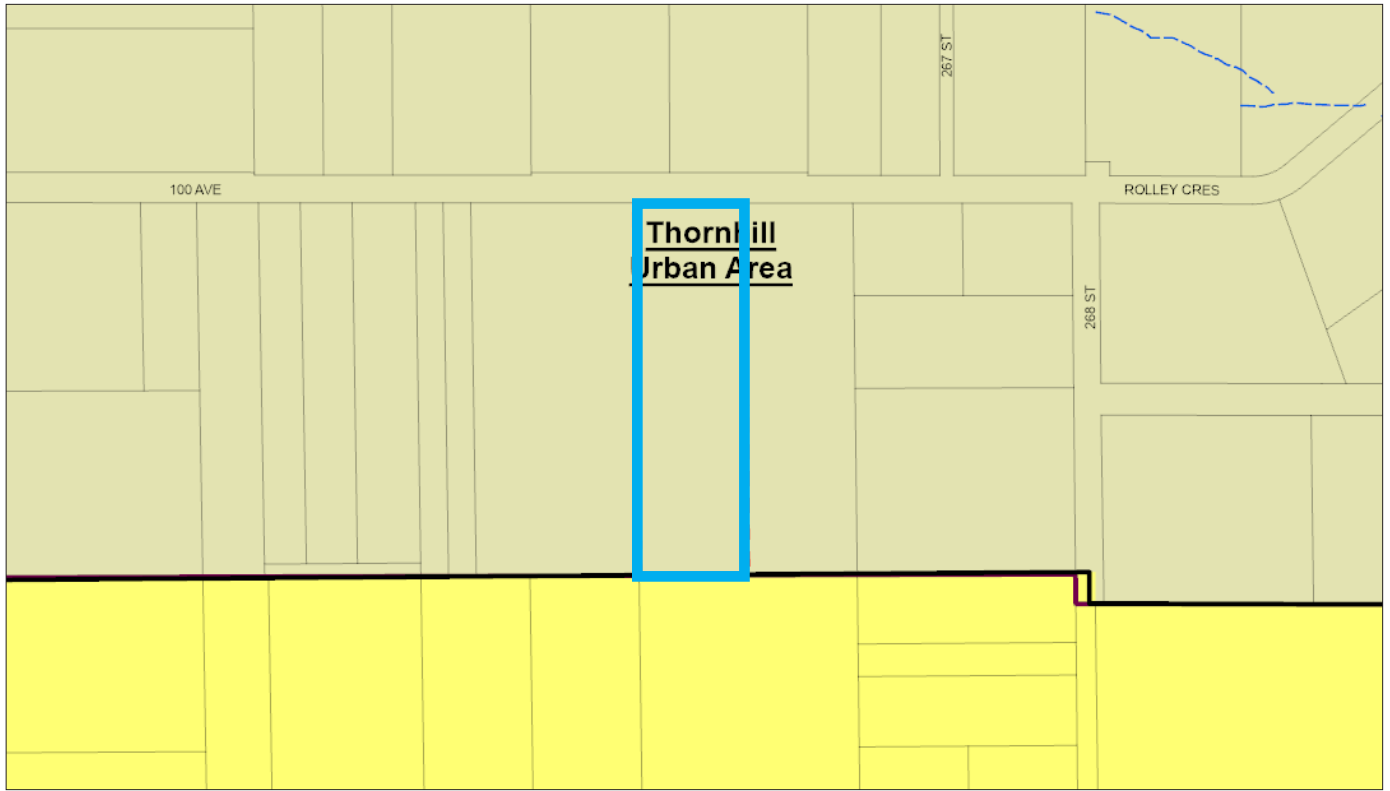
AERIAL VIEW



TOPOGRAPHY

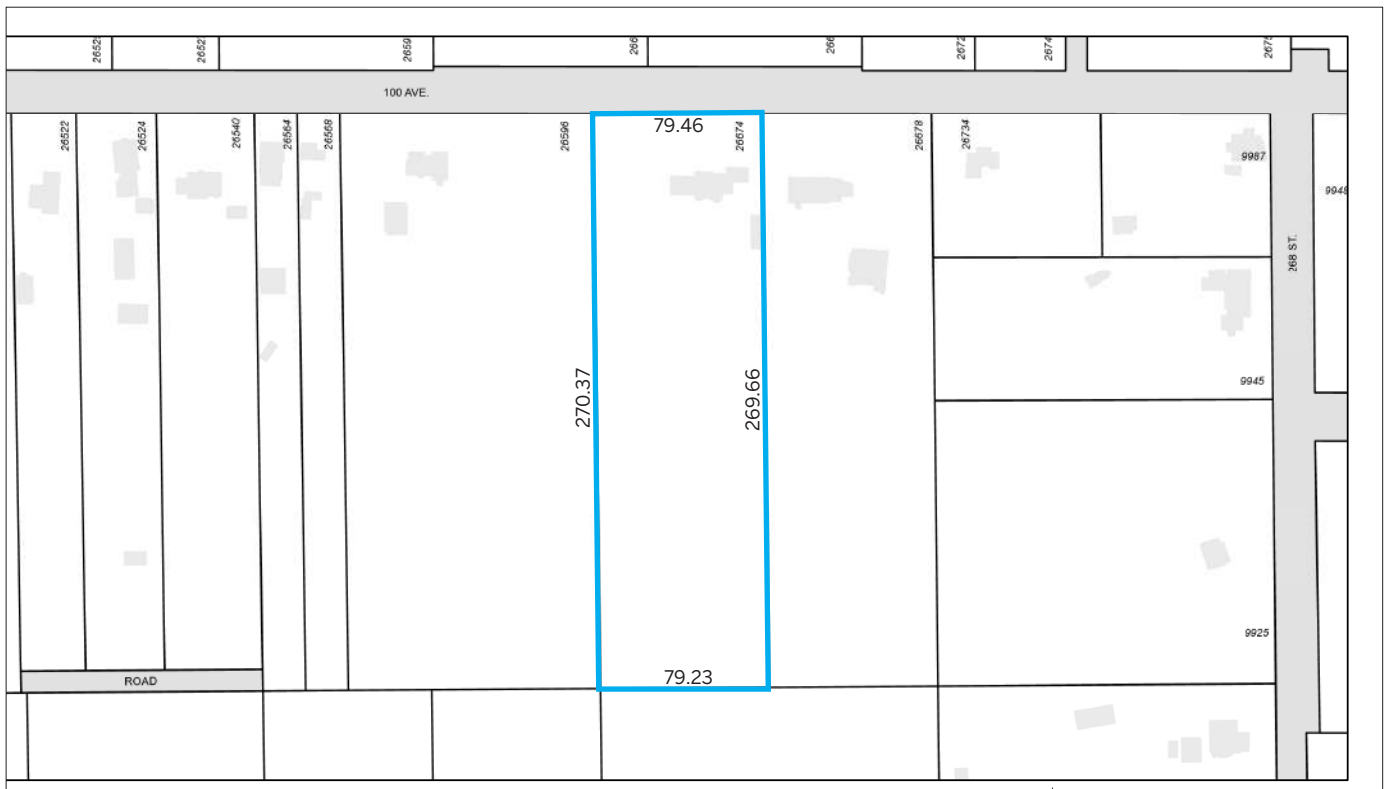


LEGAL VIEW

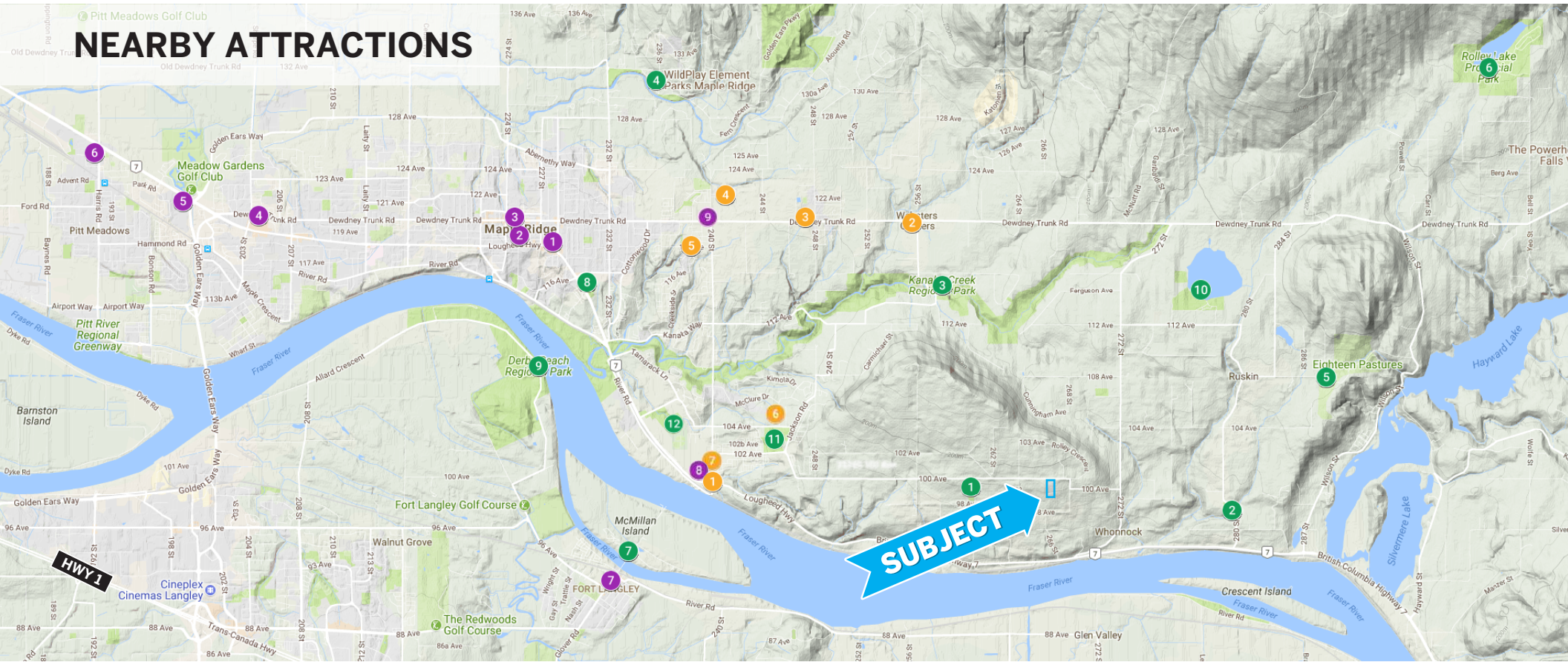


DIMENSIONS

SUBJECT DIMENSIONS SHOWN IN METERS



NEARBY ATTRACTIONS



SCHOOLS

- 1 Honeybees Pre School
- 2 Webster's Corners Elementary
- 3 School District No 42 + Garibaldi Secondary
- 4 Meadowridge School
- 5 Alexander Robinson Elementary
- 6 Samuel Robertson Technical Secondary
- 7 Albion Elementary

SHOPPING

- 1 ValleyFair Mall
- 2 Haney Place Mall
- 3 Maple Ridge Square
- 4 Westgate Shopping Centre
- 5 Meadowtown Shopping Centre
- 6 Meadow Vale Shopping Centre
- 7 Fort Langley Shopping
- 8 Bruce's Country Market
- 9 240 St + Dewdney Trunk Shopping Centre

PARKS

- 1 Thornhill Park
- 2 Ruskin Park
- 3 Kanaka Creek Regional Park
- 4 WildPlay Element Parks Maple Ridge - Obstacle Course
- 5 Eighteen Pastures - Golf Course
- 6 Rolley Lake Provincial Park
- 7 Brae Island Regional Park
- 8 Telosky Stadium & Thomas Haney Youth Action Park
- 9 Derby Reach Regional Park - Camping Available
- 10 Whonnock Lake Park
- 11 Albion Park
- 12 Albion Fairgrounds, Sports Complex, Planet Ice

ALBION + THORNHILL AREA

**ALBION
URBAN
AREA**

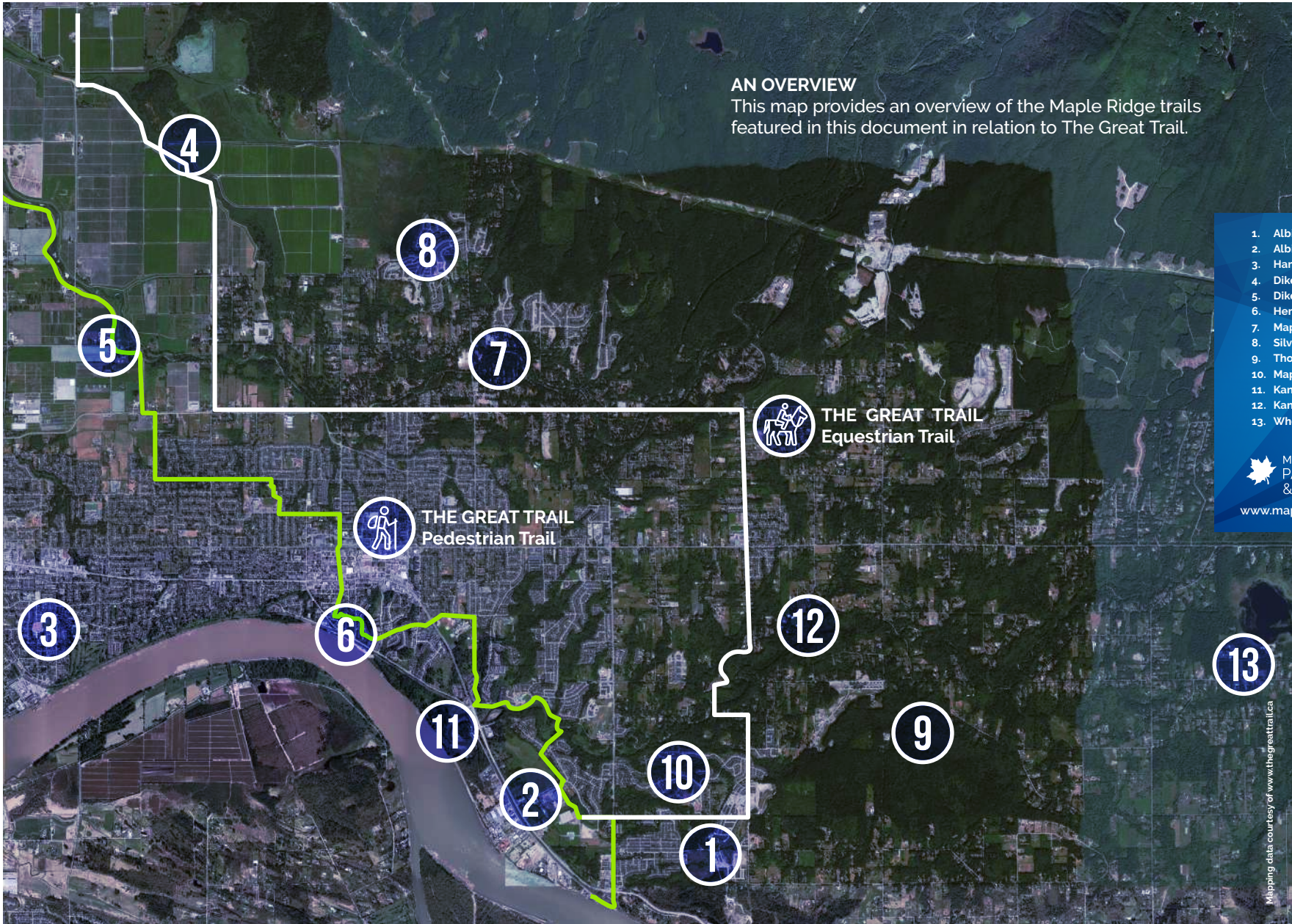
**THORNHILL
URBAN
AREA**

SUBJECT

FRASER RIVER

FRASER RIVER

TRAIL GUIDE



AN OVERVIEW

This map provides an overview of the Maple Ridge trails featured in this document in relation to The Great Trail.

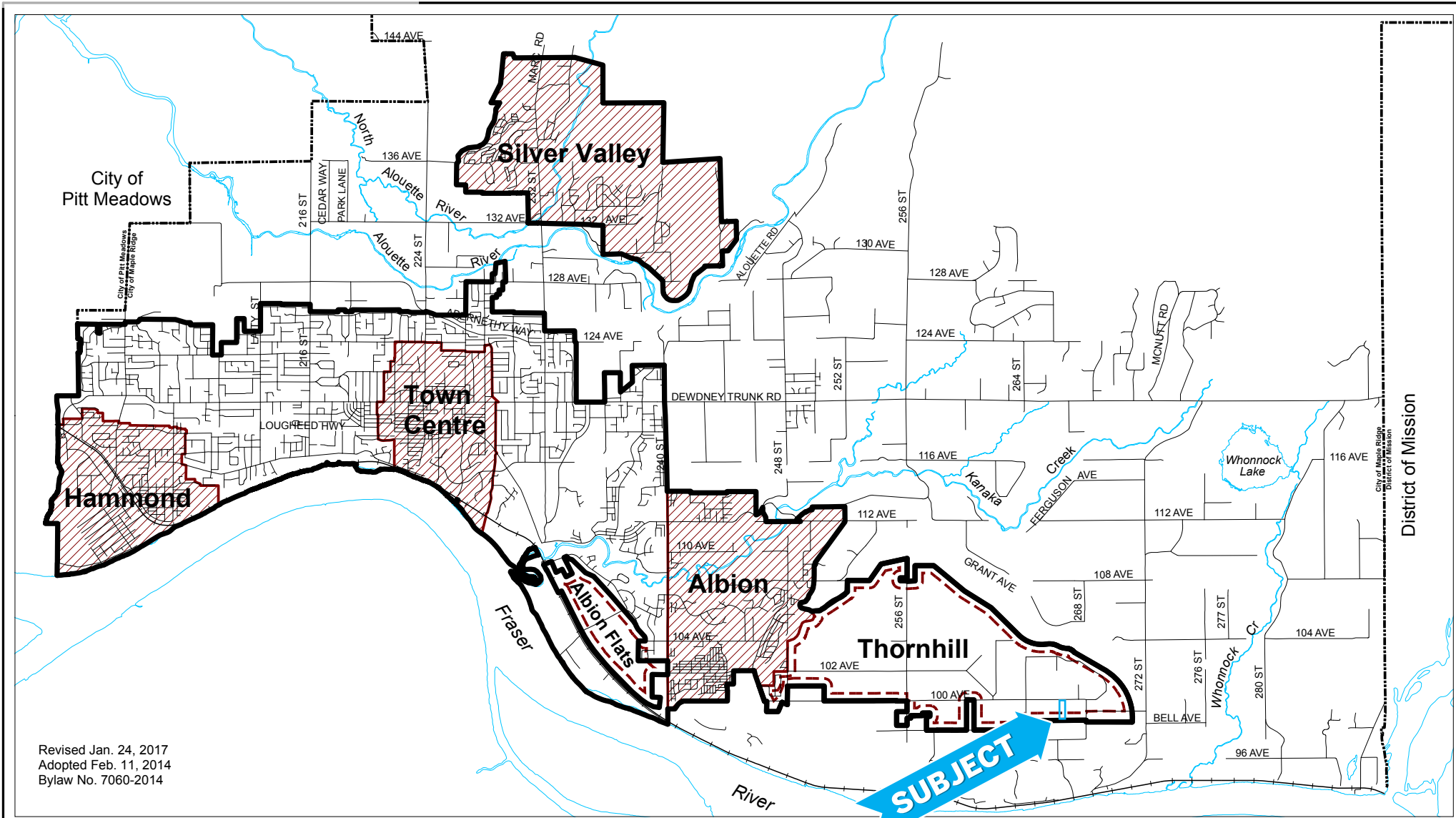
1. Albion Park Trails
2. Albion Fairgrounds Trail
3. Hammond Stadium Trail
4. Dike Trail - 216 Street
5. Dike Trail - Jerry Sulina
6. Heritage Walk
7. Maple Ridge Park Trails
8. Silver Valley Trails
9. Thornhill Trails
10. Maple Crest Trails
11. Kanaka Creek - Fraser River
12. Kanaka Creek - Cliff Falls
13. Whonnock Lake Trail

MAPLE RIDGE
PARKS, RECREATION
& CULTURE

www.mapleridge.ca/parksandrec

Mapping data courtesy of www.thegreattrail.ca

MAPLE RIDGE AREAS



Revised Jan. 24, 2017
 Adopted Feb. 11, 2014
 Bylaw No. 7060-2014

-  URBAN AREA BOUNDARY
-  EXISTING AREA PLANS
-  FUTURE AREA PLANS

AREA PLANS



CORPORATION OF
 THE DISTRICT OF
 MAPLE RIDGE
 PLANNING DEPARTMENT

JAN 24, 2017 Not To Scale Figure 6.



PROPERTY PHOTOS



PROPERTY PHOTOS



FLOORPLAN

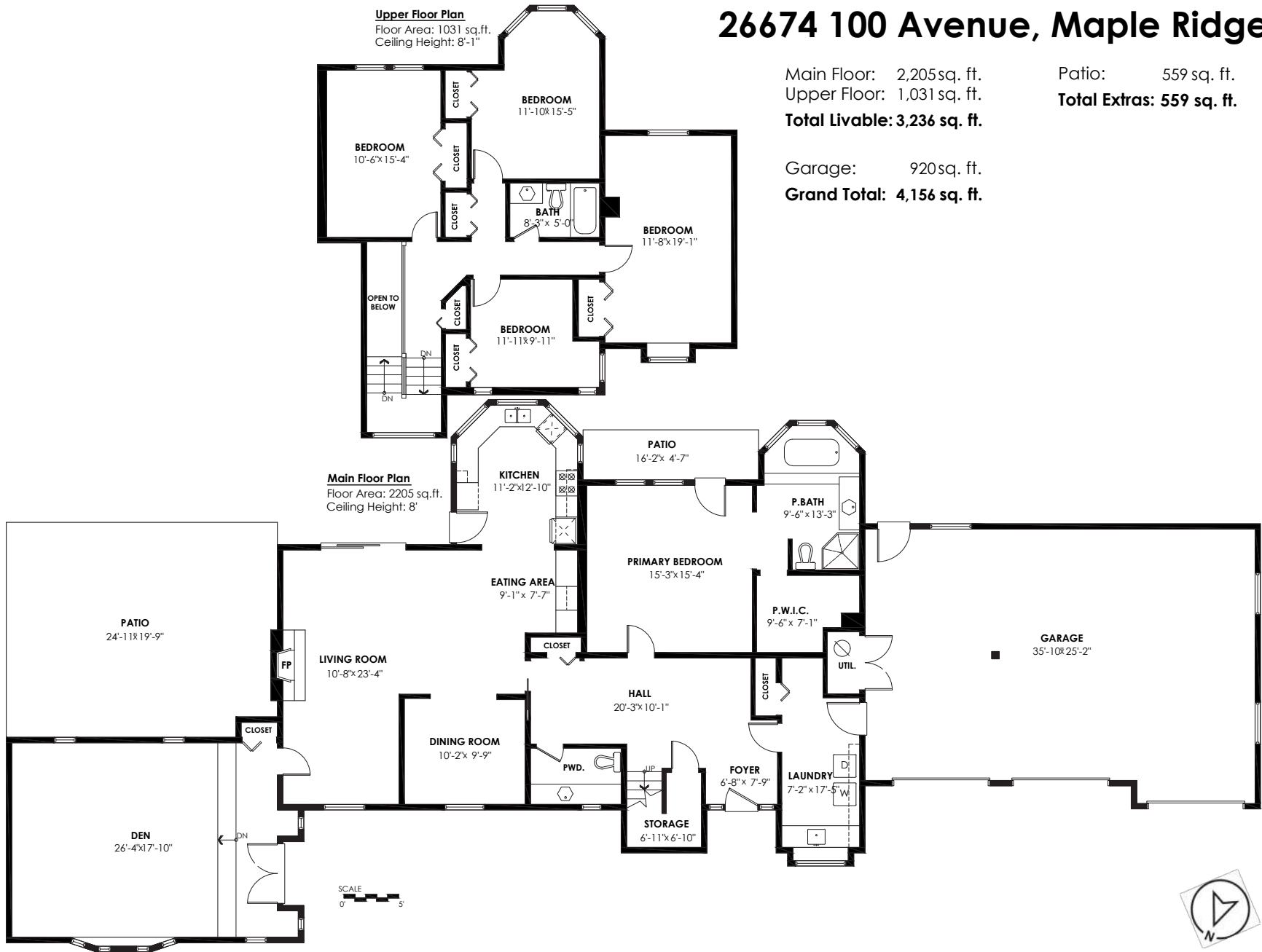
26674 100 Avenue, Maple Ridge

Upper Floor Plan
 Floor Area: 1031 sq.ft.
 Ceiling Height: 8'-1"

Main Floor: 2,205 sq. ft.
 Upper Floor: 1,031 sq. ft.
Total Livable: 3,236 sq. ft.

Patio: 559 sq. ft.
Total Extras: 559 sq. ft.

Garage: 920 sq. ft.
Grand Total: 4,156 sq. ft.



What's your **property** worth?

If you're considering the sale of a property this year, please call/text for an assessment [236.866.6036](tel:236.866.6036) or email at team@varinggroup.com

