



SCAN THIS QR CODE FOR  
A VIRTUAL TOUR

12583 261  
Street,  
Maple Ridge

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 6 Bed       5 Bath       5,741 Sq. Ft.



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**STONEHAUS**  
REALTY



# 12583 261 Street, Maple Ridge

HOUSE WITH ACREAGE, GRAND OPEN  
CONCEPT, CHEF'S DREAM KITCHEN, SPA-  
INSPIRED PRIMARY RETREAT, PRIVATE  
FOREST VIEWS, TRIPLE -CAR GARAGE



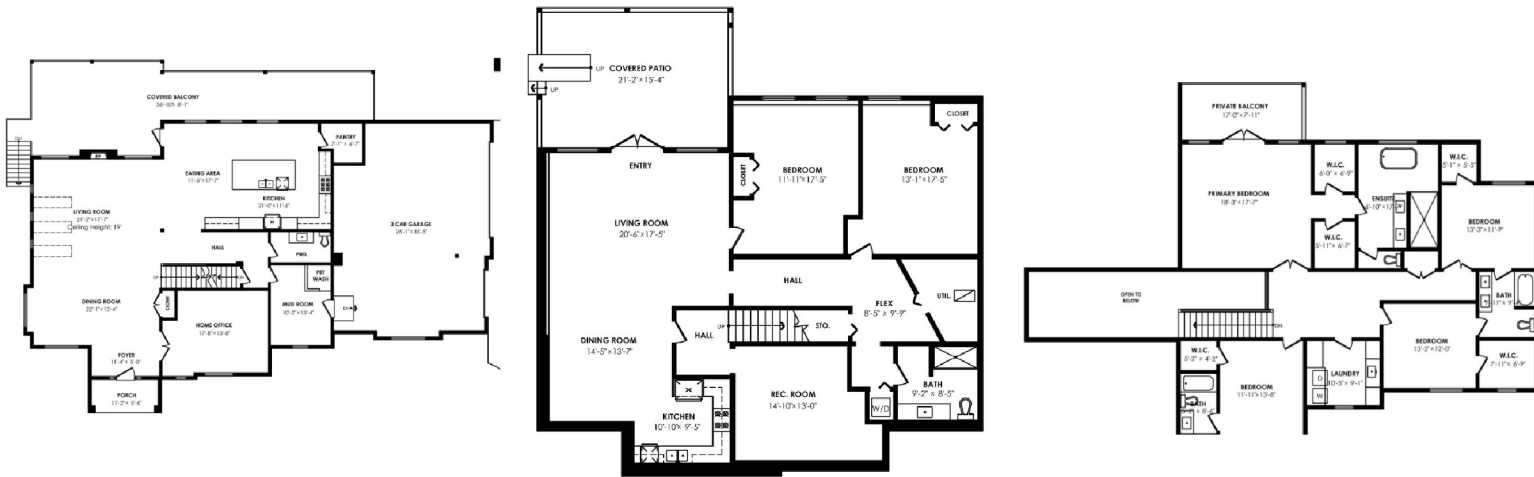
Custom 6 bed/5 bath estate over 5,700 sqft on 1+ acre of greenspace backing onto Kanaka Creek in prestigious Whispering Falls. Soaring 20'+ ceilings in the main living area open to a large deck with private forest views. Chef's kitchen boasts custom cabinetry, 10' waterfall island & full Thermador Professional package—panelled double-door fridge, 6-burner gas range, double oven, built-in coffee maker & wine fridge. Spa-inspired primary ensuite with private balcony. Hot water on demand, A/C & 22kW Generac generator. 3-car garage with 30-amp RV connection. Ideal multi-gen layout with self-contained in-law suite, theatre room & office. A serene retreat with trails, Golden Ears & Alouette Lake nearby—minutes from Websters Corner Elementary & Ridge Meadows private school.



# 12583 261 STREET, MAPLE RIDGE

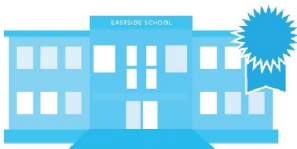
## FLOOR AREA FINISHED:

Lower Floor:	1,929 sq. ft.	Porch:	67 sq. ft.
Main Floor:	1,974 sq. ft.	Patio:	348 sq. ft.
Upper Floor:	1,838 sq. ft.	Balcony:	797 sq. ft.
<b>FINISHED TOTAL:</b>	<b>5,741 sq. ft.</b>	Garage:	901 sq. ft.
		Parking:	2,857 sq. ft.
		<b>EXTRAS:</b>	<b>4,970 sq. ft.</b>



## SCHOOLS

With excellent assigned and local public schools near this home, your kids will get a great education in the neighbourhood.



### Webster's Corners Elementary

Designated Catchment School  
Grades K to 7  
25554 Dewdney Trunk Rd

### Garibaldi Secondary

Designated Catchment School  
Grades 8 to 12  
24789 Dewdney Trunk Rd

### École des Deux-Rives

Designated Catchment School  
Grades K to 8  
7674 Stave Lake St

### École des Pionniers-de-Maillardville

Designated Catchment School  
Grades K to 12  
1618 Patricia Ave

### Other Local Schools

#### Langley Fine Arts School

Grades K to 12  
9096 Trattle St

## PARKS & REC.

Fun is easy to find at the parks near this home. There are lots of opportunities for sports, relaxation and play in nearby parks and recreation facilities.



**Webster's Corner Park**  
25496 Dewdney Trunk Road



**Cliff Park and Falls**  
25100 - 116 Avenue



**Allco Park / Rivers Heritage Centre**  
Alouette Road



**Kanaka Creek Regional Park**  
112 Ave



## TRANSIT

For convenient travel around the city, public transit is accessible from this home.

**Nearest Rail Transit Stop**  
Port Haney Station

**Nearest Street Level Transit Stop**  
Westbound Dewdney Trunk Rd at 26000 Block (Flag)



## SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 9.44km.

**Ridge Meadows Hospital**  
11666 Laity St

**Fire Station**  
27501 112 Avenue

**Police Station**  
11990 Haney Pl