20250 WHARF STREET MAPLE RIDGE

Southwest Maple Ridge, V2X 1A3

Residential Detached \$1,399,000 (LP)

Depth/Size (ft):	120'	Bedrooms:	2	Approx. Year Bui	lt: 1994	4
Frontage (ft):	50.00	Bathrooms:	2	Age:	30	
Lot Area: (sq.ft.)	6,000.00	Full Baths:	2	Zoning:	RS-	3
Flood Plain:		Half Baths:	0	Gross Taxes:	\$7,1	96.69
Rear Yard Exp:	South			For Tax Year:	2022	2
View:	Yes			P.I.D.:	009-	977-724
				I		
Style of Home:	1 Storey,Rancher/Bun	galow	Parking:	Total: 4 - Covered	: 2	
Construction:	Frame - Wood		Covered Parking:	2		
Exterior:	Brick, Vinyl		Parking Access:	Front		
Foundation:			Parking:	Garage; Double,C)pen	
Rain Screen:			Locker:			
Renovations:			Units in Dev:			
# of Fireplaces:	2 - Fuel: Natural Gas		Distance to:			
Water Supply:	City/Municipal		Title to Land:	Freehold NonStrata		
Fuel/Heating:	Forced Air,Natural Gas		Property Disc:	Yes		
Outdoor Area:	Balcny(s) Patio(s) Dck	.(s)	PAD Rental:			
Type of Roof:	Asphalt		Fixtures Leased:	No		
Floor Finish:	Tile		Fixtures Rmvd:	No		
View:	Yes : RIVER					
-	Yes : RIVER					
Mgmt. Company:	Yes : RIVER					
Mgmt. Company: Complex / Subdiv:		Natural Gas.Sanitary Sewer.Wate				
Mgmt. Company: Complex / Subdiv: Services Connected:	Community,Electricity,	Natural Gas,Sanitary Sewer,Wate 14. DISTRICT LOT 281. GROUP 1		DISTRICT		
Mgmt. Company: Complex / Subdiv:	Community,Electricity,	Natural Gas,Sanitary Sewer,Wate 14, DISTRICT LOT 281, GROUP 1		DISTRICT		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal:	Community,Electricity, LOT 42, PLAN NWP1	14, DISTRICT LOT 281, GROUP 1	, NEW WESTMINSTER LAND	DISTRICT		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences:	Community,Electricity, LOT 42, PLAN NWP1 Golf Course Nearby,R CithWsh/Dryr/Frdg/St	14, DISTRICT LOT 281, GROUP 1 ecreation Nearby,Shopping Nearb ve/DW,Drapes/Window Coverings,	, NEW WESTMINSTER LAND ,,Waterfront Property		thtub,Pantry,Smo	ike Alarm,Vacuum -
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features:	Community,Electricity, LOT 42, PLAN NWP1 Golf Course Nearby,R	14, DISTRICT LOT 281, GROUP 1 ecreation Nearby,Shopping Nearb ve/DW,Drapes/Window Coverings,	, NEW WESTMINSTER LAND ,,Waterfront Property		thtub,Pantry,Smo	ke Alarm,Vacuum -
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Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Community,Electricity, LOT 42, PLAN NWP1 Golf Course Nearby,R ClthWsh/Dryr/Frdg/St Built In,Windows - Sto Royal LePage Elite We	14, DISTRICT LOT 281, GROUP 1 ecreation Nearby,Shopping Nearb ve/DW,Drapes/Window Coverings rm est	, NEW WESTMINSTER LAND ,,Waterfront Property Garage Door Opener,Hot Tub	Spa/Swirlpool,Jetted Bat		
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Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main	Community,Electricity, LOT 42, PLAN NWP1 Golf Course Nearby,R ClthWsh/Dryr/Frdg/St Built In,Windows - Sto Royal LePage Elite We Type Primary Bedroom	14, DISTRICT LOT 281, GROUP 1 ecreation Nearby,Shopping Nearb ve/DW,Drapes/Window Coverings, rrm est Dimensions 14'1 x 16'1	, NEW WESTMINSTER LAND ,,Waterfront Property Garage Door Opener,Hot Tub	Spa/Swirlpool,Jetted Bat		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main	Community,Electricity, LOT 42, PLAN NWP1 Golf Course Nearby,R ClthWsh/Dryr/Frdg/St Built In,Windows - Sto Royal LePage Elite Wa Type Primary Bedroom Bedroom	14, DISTRICT LOT 281, GROUP 1 ecreation Nearby,Shopping Nearb ve/DW,Drapes/Window Coverings, irm est Dimensions 14'1 x 16'1 12' x 11'3	, NEW WESTMINSTER LAND ,,Waterfront Property Garage Door Opener,Hot Tub	Spa/Swirlpool,Jetted Bat		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main	Community,Electricity, LOT 42, PLAN NWP1 Golf Course Nearby,R ClthWsh/Dryr/Frdg/St Built In,Windows - Sto Royal LePage Elite We Type Primary Bedroom Bedroom Dining Room	14, DISTRICT LOT 281, GROUP 1 lecreation Nearby,Shopping Nearb ve/DW,Drapes/Window Coverings, irm est Dimensions 14'1 x 16'1 12' x 11'3 17'9 x 9'4	, NEW WESTMINSTER LAND ,,Waterfront Property Garage Door Opener,Hot Tub	Spa/Swirlpool,Jetted Bat		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main	Community,Electricity, LOT 42, PLAN NWP1 Golf Course Nearby,R ClthWsh/Dryr/Frdg/St Built In,Windows - Sto Royal LePage Elite We Type Primary Bedroom Bedroom Dining Room Living Room	14, DISTRICT LOT 281, GROUP 1 lecreation Nearby,Shopping Nearb ve/DW,Drapes/Window Coverings, irm est Dimensions 14'1 x 16'1 12' x 11'3 17'9 x 9'4 9'10 x 15'3	, NEW WESTMINSTER LAND ,,Waterfront Property Garage Door Opener,Hot Tub	Spa/Swirlpool,Jetted Bat		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main	Community,Electricity, LOT 42, PLAN NWP1 Golf Course Nearby,R ClthWsh/Dryr/Frdg/St Built In,Windows - Sto Royal LePage Elite We Type Primary Bedroom Bedroom Dining Room Living Room Eating Area	14, DISTRICT LOT 281, GROUP 1 lecreation Nearby,Shopping Nearb ve/DW,Drapes/Window Coverings, irm est Dimensions 14'1 x 16'1 12' x 11'3 17'9 x 9'4 9'10 x 15'3 11'5 x 8'3	, NEW WESTMINSTER LAND ,,Waterfront Property Garage Door Opener,Hot Tub	Spa/Swirlpool,Jetted Bat		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main	Community,Electricity, LOT 42, PLAN NWP1 Golf Course Nearby,R ClthWsh/Dryr/Frdg/St Built In,Windows - Sto Royal LePage Elite We Type Primary Bedroom Bedroom Dining Room Living Room Eating Area Kitchen	14, DISTRICT LOT 281, GROUP 1 eccreation Nearby,Shopping Nearb ve/DW,Drapes/Window Coverings, irm est Dimensions 14'1 x 16'1 12' x 11'3 17'9 x 9'4 9'10 x 15'3 11'5 x 8'3 12'5 x 18'	, NEW WESTMINSTER LAND ,,Waterfront Property Garage Door Opener,Hot Tub	Spa/Swirlpool,Jetted Bat		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main	Community,Electricity, LOT 42, PLAN NWP1 Golf Course Nearby,R ClthWsh/Dryr/Frdg/St Built In,Windows - Sto Royal LePage Elite We Type Primary Bedroom Bedroom Dining Room Living Room Eating Area Kitchen Family Room	14, DISTRICT LOT 281, GROUP 1 lecreation Nearby,Shopping Nearb ve/DW,Drapes/Window Coverings, irm est Dimensions 14'1 x 16'1 12' x 11'3 17'9 x 9'4 9'10 x 15'3 11'5 x 8'3 12'5 x 18' 14'5 x 16'2	, NEW WESTMINSTER LAND y,Waterfront Property Garage Door Opener,Hot Tub Floor	Spa/Swirlpool,Jetted Bat	Dimen	isions
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Second Second Seco	Community,Electricity, LOT 42, PLAN NWP1 Golf Course Nearby,R ClthWsh/Dryr/Frdg/St Built In,Windows - Sto Royal LePage Elite We Primary Bedroom Bedroom Dining Room Living Room Eating Area Kitchen Family Room	14, DISTRICT LOT 281, GROUP 1 lecreation Nearby,Shopping Nearb ve/DW,Drapes/Window Coverings, irm est Dimensions 14'1 x 16'1 12' x 11'3 17'9 x 9'4 9'10 x 15'3 11'5 x 8'3 12'5 x 18' 14'5 x 16'2 # Of Rooms:	, NEW WESTMINSTER LAND y,Waterfront Property Garage Door Opener,Hot Tub Floor 7	Spa/Swirlpool,Jetted Bat	Dimen # of Pieces	Isions
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main	Community,Electricity, LOT 42, PLAN NWP1 Golf Course Nearby,R ClthWsh/Dryr/Frdg/St Built In,Windows - Sto Royal LePage Elite We Type Primary Bedroom Bedroom Dining Room Living Room Eating Area Kitchen Family Room	14, DISTRICT LOT 281, GROUP 1 lecreation Nearby,Shopping Nearb ve/DW,Drapes/Window Coverings, irm est Dimensions 14'1 x 16'1 12' x 11'3 17'9 x 9'4 9'10 x 15'3 11'5 x 8'3 12'5 x 18' 14'5 x 16'2 # Of Rooms: # Of Kitchens:	, NEW WESTMINSTER LAND y,Waterfront Property Garage Door Opener,Hot Tub Floor 7 1	Spa/Swirlpool,Jetted Bat	Dimen # of Pieces 4	usions Ensuite? No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Services Floor Main Main Main Main Main Main Main Main	Community,Electricity, LOT 42, PLAN NWP1 Golf Course Nearby,R ClthWsh/Dryr/Frdg/St Built In,Windows - Sto Royal LePage Elite We Primary Bedroom Bedroom Dining Room Living Room Eating Area Kitchen Family Room 1,784 sqft 0 sqft 0 sqft 0 sqft	14, DISTRICT LOT 281, GROUP 1 ecreation Nearby,Shopping Nearb ve/DW,Drapes/Window Coverings, irm est Dimensions 14'1 x 16'1 12' x 11'3 17'9 x 9'4 9'10 x 15'3 11'5 x 8'3 12'5 x 18' 14'5 x 16'2 # Of Rooms: # Of Kitchens: # Of Levels:	, NEW WESTMINSTER LAND y,Waterfront Property Garage Door Opener,Hot Tub Floor 7 1 1	Spa/Swirlpool,Jetted Bat	Dimen # of Pieces 4	usions Ensuite? No
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Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main	Community,Electricity, LOT 42, PLAN NWP1 Golf Course Nearby,R ClthWsh/Dryr/Frdg/St Built In,Windows - Sto Royal LePage Elite Wa Primary Bedroom Bedroom Dining Room Living Room Eating Area Kitchen Family Room 1,784 sqft 0 sqft 0 sqft 0 sqft 1,784 sqft 0 sqft 0 sqft	14, DISTRICT LOT 281, GROUP 1 ecreation Nearby,Shopping Nearb ve/DW,Drapes/Window Coverings, irm est	, NEW WESTMINSTER LAND y,Waterfront Property Garage Door Opener,Hot Tub Floor 7 1 1 None	Spa/Swirlpool,Jetted Bat	Dimen # of Pieces 4	usions Ensuite? No
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WATERFRONT PROPERTY RARE!!! Discover the perfect blend of luxury & tranquility with the exceptional waterfront property. Nestled on a 6000 sqft lot this 2 bed (could be 3), 2 full bath, 1784 sqft rancher with a 5.5' crawl space offers endless opportunities for your creative decorating ideas! Solid teak cabinets & built ins offer amazing storage potential. 2 Steel pilings in and ready to have your dream dock installed! Boat moorage or just for soaking up the sun! Sorry This is Now Gone

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