



Presented by:
Sue Anderson-Webb
 Sutton Group Seafair Realty
 Phone: 604-250-8466
 http://www.sueandersonwebb.com
 sue@sueandersonwebb.com



Sold **R2461673** **4965 5 AVENUE** Residential Detached
 Board: V Tsawwassen **\$939,900** (LP)
 House/Single Family Pebble Hill **\$925,000** (SP)



Sold Date: **6/29/2020** Frontage (feet): **75.00** Original Price: **\$998,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1970**
 Depth / Size: **109** Bathrooms: **3** Age: **50**
 Lot Area (sq.ft.): **8,159.00** Full Baths: **3** Zoning: **RS1**
 Flood Plain: Half Baths: **0** Gross Taxes: **\$4,478.14**
 Rear Yard Exp: **North** For Tax Year: **2019**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **000-581-429**
 Tour: **Virtual Tour URL**

View: :
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type:

Style of Home: **Basement Entry** Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
 Construction: **Frame - Wood** Parking: **Garage; Double**
 Exterior: **Stucco, Wood** Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**
 Foundation: **Concrete Perimeter** Title to Land: **Freehold NonStrata**
 Rain Screen: Reno. Year: Property Disc.: **Yes**
 Renovations: R.I. Plumbing: PAD Rental:
 # of Fireplaces: **2** R.I. Fireplaces: Fixtures Leased: **No** :
 Fireplace Fuel: **Wood** Metered Water: **Y** Fixtures Rmvd: **No** :
 Water Supply: **Community** Floor Finish: **Wall/Wall/Mixed**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Wood**

Legal: **LOT 836, PLAN NWP35330, SECTION 3, TOWNSHIP 5, NEW WESTMINSTER LAND DISTRICT**

Amenities:
 Site Influences: **Private Yard**
 Features: **Clothes Dryer, Clothes Washer, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	21'7 x 13'8	Below	Laundry	11'4 x 7'0			x
Main	Kitchen	11'3 x 8'9	Below	Utility	15'11 x 4'2			x
Main	Nook	11'3 x 6'11			x			x
Main	Dining Room	13'8 x 10'3			x			x
Main	Master Bedroom	13'8 x 12'0			x			x
Main	Bedroom	11'3 x 11'2			x			x
Main	Bedroom	12'8 x 10'9			x			x
Below	Family Room	17'8 x 13'6			x			x
Below	Flex Room	15'2 x 10'0			x			x
Below	Bedroom	14'1 x 11'5			x			x

Finished Floor (Main):	1,471	# of Rooms:	12	Bath		# of Pieces		Ensuite?		Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Above	4	No			Barn:
Finished Floor (Below):	1,054	# of Levels:	2	2	Main	3	Yes			Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3	Bsmt	3	No			Pool:
Finished Floor (Total):	2,525 sq. ft.	Crawl/Bsmt. Height:		4						Garage Sz: 19'10x19'5
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 4	5						Grg Dr Ht:
Grand Total:	2,525 sq. ft.	Basement: Full		6						
				7						
				8						

Listing Broker(s): **RE/MAX Progroup Realty** **RE/MAX Progroup Realty**

Fantastic upper Tsawwassen location for this spacious 2500+ SF 2 level basement home. Situated on a large 8159 SF lot. Unique plan ready for your ideas. Offering 4 or 5 bedrooms, 3 bathrooms, spacious living and dining rooms up and family room down. Plenty of space for family. Features 2 natural wood burning F/P, large wrap around deck & plenty of parking including double garage. Walking distance to schools and transit.



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Sold
R2444874
 Board: V
 House/Single Family

785 52 STREET
 Tsawwassen
 Tsawwassen Central
 V4M 2Y8

Residential Detached
\$990,000 (LP)
\$950,000 (SP)



Sold Date: **6/28/2020** Frontage (feet): **90.00** Original Price: **\$1,149,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1967**
 Depth / Size: **120** Bathrooms: **4** Age: **53**
 Lot Area (sq.ft.): **10,796.00** Full Baths: **2** Zoning: **RS1**
 Flood Plain: **No** Half Baths: **2** Gross Taxes: **\$4,759.92**
 Rear Yard Exp: Council Apprv?:
 Council Apprv?:
 If new, GST/HST inc?:**No** For Tax Year: **2019**
 Tax Inc. Utilities?: **No**
 P.I.D.: **010-321-977**
 Tour:

View: **No** :
 Complex / Subdiv:
 Services Connected: **Community**
 Sewer Type:

Style of Home: **3 Level Split**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Slab**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Fenced Yard**
 Type of Roof: **Wood**

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

Total Parking: Covered Parking: **1** Parking Access: **Front**
 Parking: **Garage; Single**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: :
 Floor Finish: **Hardwood, Mixed, Tile**

Legal: **LOT 39, PLAN NWP21170, SECTION 3, TOWNSHIP 5, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Recreation Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8'9 x 9'			x			x
Main	Eating Area	10'6 x 6'			x			x
Main	Dining Room	10'3 x 14'7			x			x
Main	Living Room	20'8 x 14'7			x			x
Main	Foyer	9'3 x 7'			x			x
Above	Master Bedroom	12'2 x 14'3			x			x
Above	Bedroom	11'1 x 11'1			x			x
Above	Bedroom	11'8 x 10'9			x			x
Below	Bedroom	16'10 x 14'2			x			x
Below	Recreation	16'8 x 14'3			x			x

Finished Floor (Main):	1,491	# of Rooms:	10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	821	# of Kitchens:	1	1	Above	2	Yes	Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:		3	Below	3	No	Pool:
Finished Floor (Total):	2,312 sq. ft.	Crawl/Bsmt. Height:		4	Below	2	No	Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 4	5				Grg Dr Ht:
Grand Total:	2,312 sq. ft.	Basement: Crawl		6				
				7				
				8				

Listing Broker(s): **Royal LePage Regency Realty**

Location! Location! Location! Huge regular shape land over 10,000 sqft with a cozy 3 level split home in central Tsawwassen! Park view at front with sunny west facing rear yard. Upstairs includes 3 large bdrms with fir floors and 2 baths. Downstairs could be nanny or in-law suite and includes spacious (with gas F/P) 2 baths, and extra large bdrm. 5 mins to step secondary and elementary school. Close to Tsawwassen Mills shopping center.



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Sold
R2447387
 Board: V
 House/Single Family

290 66 STREET
 Tsawwassen
 Boundary Beach
 V4L 1M8

Residential Detached
\$985,000 (LP)
\$960,000 (SP)



Sold Date: **7/4/2020** Frontage (feet): **50.00** Original Price: **\$985,000**
 Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1964**
 Depth / Size: **96.5** Bathrooms: **1** Age: **56**
 Lot Area (sq.ft.): **4,830.00** Full Baths: **1** Zoning: **RD3**
 Flood Plain: Half Baths: **0** Gross Taxes: **\$3,668.73**
 Rear Yard Exp: For Tax Year: **2019**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **010-031-740**
 Tour: **Virtual Tour URL**

View: :
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Water**
 Sewer Type: **City/Municipal**

Style of Home: **Rancher/Bungalow**
 Construction: **Frame - Wood**
 Exterior: **Stone, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: **Partly** Reno. Year:
 # of Fireplaces: **1** R.I. Plumbing:
 Fireplace Fuel: **Natural Gas** R.I. Fireplaces:
 Water Supply: **City/Municipal** Metered Water:
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**
 Parking: **Garage; Single**
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Laminate, Tile**

Legal: **010-031-740 LOT 11, BLOCK I, PLAN NWP14845, DISTRICT LOT 30, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Storage**

Site Influences: **Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Vacuum - Built In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 14'2			x			x
Main	Dining Room	13'9 x 6'5			x			x
Main	Eating Area	8'10 x 8'6			x			x
Main	Kitchen	13'6 x 8'4			x			x
Main	Mud Room	11'1 x 7'9			x			x
Main	Master Bedroom	11'1 x 11'			x			x
Main	Bedroom	10'3 x 12'7			x			x
					x			x
					x			x
					x			x

Finished Floor (Main):	1,120	# of Rooms:	7	Bath	1	Floor	Main	# of Pieces	4	Ensuite?	No	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1		2							Barn:
Finished Floor (Below):	0	# of Levels:	1		3							Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None		4							Pool:
Finished Floor (Total):	1,120 sq. ft.	Crawl/Bsmt. Height:			5							Garage Sz:
Unfinished Floor:	0	Beds in Basement:	0	Bed	6							Grg Dr Ht:
Grand Total:	1,120 sq. ft.	Basement:	Crawl	Bed	7							
				Bed	8							

Listing Broker(s): **Sutton Group Seafair Realty**

Beautifully renovated rancher, one of the nicest in Boundary Bay, just a few blocks from the beach! This charming, stylish & bright 2 bed rancher has been extensively updated over recent years including: roof, windows, kitchen, bath, flooring, storage systems, Whistler style river rock gas fireplace, furnace, hot water on demand, & beautiful exterior Italian ledge stone. The mudroom reno is right out of a home decor magazine with a gorgeous cabinet/wall system offering ample storage and an attic ladder leading to a further massive storage area. Do not let this approx. 1120 sq.ft. quaint beauty fool you, there is more storage in here than most 3,000 sq.ft. homes, with an additional crawl space & a private attached garage with extra high ceilings to store both your car & all your beach toys.



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Sold **R2437302** **5337 1A AVENUE** Residential Detached
 Board: V Tsawwassen Pebble Hill **\$1,049,000 (LP)**
 House/Single Family V4M 1C4 **\$1,040,000 (SP)**



Sold Date: **6/18/2020** Frontage (feet): **66.00** Original Price: **\$1,179,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1972**
 Depth / Size: **139** Bathrooms: **2** Age: **48**
 Lot Area (sq.ft.): **9,246.00** Full Baths: **2** Zoning: **RS1**
 Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$4,672.28**
 Rear Yard Exp: **Northwest** For Tax Year: **2019**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **010-579-915**
 Tour: **Virtual Tour URL**

View: **:**
 Complex / Subdiv: **PEBBLE HILL**
 Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm**
 Sewer Type: **City/Municipal**

Style of Home: **3 Level Split** Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
 Construction: **Frame - Wood** Parking: **Add. Parking Avail., Garage; Double, Open**
 Exterior: **Stucco, Wood** Dist. to Public Transit: **1 Block** Dist. to School Bus: **1 Block**
 Foundation: **Concrete Perimeter** Title to Land: **Freehold NonStrata**
 Rain Screen: Reno. Year: R.I. Plumbing: R.I. Fireplaces: Property Disc.: **Yes**
 Renovations: R.I. Fireplaces: Metered Water: PAD Rental:
 # of Fireplaces: **1** Fixtures Leased: **No** Fixtures Rmvd: **No**
 Fireplace Fuel: **Natural Gas** Floor Finish: **Wall/Wall/Mixed**
 Water Supply: **City/Municipal** Outdoor Area: **Patio(s) & Deck(s)**
 Fuel/Heating: **Forced Air, Natural Gas** Type of Roof: **Tile - Concrete**

Legal: **010-579-915 LOT 24, PLAN NWP19759, SECTION 3, TOWNSHIP 5, NEW WESTMINSTER LAND DISTRICT**
 Amenities: **Workshop Detached**
 Site Influences: **Private Setting, Recreation Nearby, Treed**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'7 x 13'1			x			x
Main	Dining Room	12'8 x 10'2			x			x
Main	Kitchen	10'2 x 9'0			x			x
Main	Eating Area	10'2 x 6'9			x			x
Below	Family Room	12'10 x 10'2			x			x
Below	Den	12'9 x 10'3			x			x
Above	Master Bedroom	12'2 x 10'2			x			x
Above	Bedroom	11'10 x 8'2			x			x
Above	Bedroom	11'10 x 9'3			x			x
		x			x			x

Finished Floor (Main): 638	# of Rooms: 9	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 606	# of Kitchens: 1	1	Main	4	Yes	Barn:
Finished Floor (Below): 581	# of Levels: 3	2	Below	3	No	Workshop/Shed: 19' X
Finished Floor (Basement): 0	Suite:	3				Pool:
Finished Floor (Total): 1,825 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor: 0	Beds in Basement: 0 Beds not in Basement: 3	5				Grg Dr Ht:
Grand Total: 1,825 sq. ft.	Basement: Fully Finished	6				
		7				
		8				

Listing Broker(s): **Sutton Group Seafair Realty**

Location Location! This great 3 bedroom split level home is situated in Pebble Hill on a beautiful 9,246 sq.ft. lot in one of the best locations of upper Tsawwassen. 1 block from Pebble Hill Traditional School, its the perfect family home. Features a double garage, huge deck & patios, a bonus separate 258 sq.ft. DETACHED building with workshop including heat & electricity. Huge sunny backyard on a quiet no through street. Room to park 4 additional cars & RV on the side of property plus the double garage.



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Sold
R2462086
 Board: V
 House/Single Family

1168 SKANA DRIVE
 Tsawwassen
 English Bluff
 V4M 2L4

Residential Detached
\$1,200,000 (LP)
\$1,085,000 (SP)



Sold Date: **6/25/2020** Frontage (feet): **91.00** Original Price: **\$1,200,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1973**
 Depth / Size: **125** Bathrooms: **3** Age: **47**
 Lot Area (sq.ft.): **11,371.00** Full Baths: **3** Zoning: **RS 1**
 Flood Plain: Half Baths: **0** Gross Taxes: **\$5,253.66**
 Rear Yard Exp: **North** For Tax Year: **2019**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **008-402-477**
 Tour: **Virtual Tour URL**

View: **No**
 Complex / Subdiv: **The Village**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: **1 Storey, Rancher/Bungalow**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Slab**
 Rain Screen:
 Renovations: Reno. Year:
 # of Fireplaces: **1** R.I. Plumbing: **Yes**
 Fireplace Fuel: **Natural Gas** R.I. Fireplaces:
 Water Supply: **City/Municipal** Metered Water:
 Fuel/Heating: **Hot Water, Natural Gas**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double, Open, RV Parking Avail.**
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **Yes: Dining room light fixture**
 Floor Finish: **Mixed, Vinyl/Linoleum, Wall/Wall/Mixed**

Legal: **LOT 246, PLAN NWP37471, DISTRICT LOT 169, GROUP 2, NEW WESTMINSTER LAND DISTRICT, TIR**

Amenities: **In Suite Laundry, Pool; Outdoor, Storage**

Site Influences: **Central Location, Golf Course Nearby, Private Setting, Recreation Nearby**
 Features: **Dishwasher, Drapes/Window Coverings, Stove, Windows - Thermo**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	23'7 x 13'8	Main	Bedroom	9'11 x 9'11			x
Main	Dining Room	14'4 x 10'8			x			x
Main	Kitchen	11'2 x 10'2			x			x
Main	Family Room	16' x 14'7			x			x
Main	Laundry	11'2 x 7'1			x			x
Main	Foyer	18'3 x 6'2			x			x
Main	Master Bedroom	15'2 x 13'7			x			x
Main	Walk-In Closet	6'2 x 5'8			x			x
Main	Bedroom	11'7 x 11'5			x			x
Main	Bedroom	11'5 x 9'11			x			x

Finished Floor (Main):	2,240	# of Rooms:	11	Bath	Floor	# of Pieces	Ensuite?	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Grg Dr Ht:
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	5	No	
Finished Floor (Below):	0	# of Levels:	1	2	Main	4	Yes	
Finished Floor (Basement):	0	Suite:	None	3	Main	3	No	
Finished Floor (Total):	2,240 sq. ft.	Crawl/Bsmt. Height:		4				
Unfinished Floor:	0	Beds in Basement:	0	5				
Grand Total:	2,240 sq. ft.	Basement:	None	6				
				7				
				8				

Listing Broker(s): **RE/MAX Real Estate Services**

DIAMOND IN THE ROUGH! Fabulous "Village" location in upper Tsawwassen. This sprawling executive rancher features 4 large bedrooms, great custom floor plan and a 36 x 16 inground pool all on an amazing 11,371 sq.ft. lot is truly a rare find. Also offers radiant hot water heat, skylights, B/I vac system, covered courtyard, oversize double garage, inground sprinklers and more. Enjoy sunny days in your private backyard around the pool in one of Tsawwassen's nicest neighborhoods.



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Sold
R2466150
 Board: V
 House/Single Family

Lot 24 4789 BLUE HERON WAY
 Tsawwassen
 Tsawwassen North
 V4M 4G9

Residential Detached
\$1,129,900 (LP)
\$1,129,900 (SP)



Sold Date: **6/15/2020** Frontage (feet): **36.00** Original Price: **\$1,129,900**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2021**
 Depth / Size: **98** Bathrooms: **4** Age: **0**
 Lot Area (sq.ft.): **3,337.00** Full Baths: **4** Zoning: **SF2**
 Flood Plain: Half Baths: **0** Gross Taxes: **\$0.00**
 Rear Yard Exp: For Tax Year:
 Council Apprv?: Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **800-138-706**
 Tour:

View: :
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: **2 Storey, Carriage/Coach House**
 Construction: **Frame - Wood**
 Exterior: **Mixed, Stone, Wood**
 Foundation: **Concrete Block**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel:
 Water Supply: **City/Municipal** Metered Water:
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
 Type of Roof: **Asphalt**

Total Parking: Covered Parking: **2** Parking Access:
 Parking: **DetachedGrge/Carport, Garage; Double**
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Leasehold prepaid-NonStrata**
 Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish:

Legal: **LOT A, PLAN EPP59012, DISTRICT LOT 169, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:
 Site Influences: **Golf Course Nearby, Recreation Nearby, Shopping Nearby**
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	17' x 12'	Above	Master Bedroom	11'4 x 12'			x
Main	Living Room	12' x 15'9	Below	Kitchen	11'6 x 8'6			x
Main	Dining Room	15' x 10'7	Below	Living Room	9'1 x 18'7			x
Main	Den	9'5 x 12'	Below	Bedroom	7'7 x 10'8			x
Main	Foyer	5' x 11'						x
Main	Mud Room	8'6 x 7'						x
Above	Walk-In Closet	12'8 x 5'						x
Above	Laundry	5'6 x 8'6						x
Above	Bedroom	13'9 x 12'						x
Above	Bedroom	13'5 x 10'8						x

Finished Floor (Main): 1,022	# of Rooms: 14	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 1,035	# of Kitchens: 2	1	Main	3	No	Barn:
Finished Floor (Below): 519	# of Levels: 2	2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement): 0	Suite:	3	Above	4	No	Pool:
Finished Floor (Total): 2,576 sq. ft.	Crawl/Bsmt. Height:	4	Below	4	Yes	Garage Sz:
Unfinished Floor: 0	Beds in Basement: 0	5				Grg Dr Ht:
Grand Total: 2,576 sq. ft.	Basement: None	6				
		7				
		8				

Listing Broker(s): **The Firm Real Estate Services Ltd.**

Now Selling! Executive Group features 20 contemporary, west coast architecture single family detached homes at incredible prices! This home includes 2,576 sq.ft. of living space, 4 bedroom and 4 bathrooms that includes a 519 sq.ft. detached laneway home. All homes include a detached 2 car garage, high end finishes such as Fisher & Paykel appliances, flat-panelled cabinetry, quartz countertops and cement board siding. Located in sunny Tsawwassen just steps away from the new super mall, Tsawwassen Beach and a beautiful, seaside boardwalk. West Coast Estate's amenities and accessibility to the local services, shops and recreation are just steps away in any direction. Sales centre is now open: noon-5 pm everyday except Fridays or book a private viewing today!



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Sue Anderson-Webb

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Sold
R2458765
Board: V
House/Single Family

5795 16A AVENUE

Tsawwassen
Beach Grove
V4L 1J2

Residential Detached

\$1,190,000 (LP)

\$1,160,000 (SP)



Sold Date: **6/25/2020** Frontage (feet): **105.00** Original Price: **\$1,190,000**
Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1961**
Depth / Size: **74** Bathrooms: **1** Age: **59**
Lot Area (sq.ft.): **7,739.00** Full Baths: **1** Zoning: **RD3**
Flood Plain: Half Baths: **0** Gross Taxes: **\$4,530.89**
Rear Yard Exp: **North** For Tax Year: **2019**
Council Apprv?: Tax Inc. Utilities?:
If new, GST/HST inc?: P.I.D.: **010-524-843**
Tour: **Virtual Tour URL**

View: **No**
Complex / Subdiv: **BEACH GROVE**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal**

Style of Home: **Corner Unit, Rancher/Bungalow**
Construction: **Frame - Wood, Other**
Exterior: **Stone, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Completely** Reno. Year: **2002**
of Fireplaces: **1** R.I. Plumbing:
Fireplace Fuel: **Natural Gas** R.I. Fireplaces:
Water Supply: **City/Municipal** Metered Water:
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s), Sundeck(s)**
Type of Roof: **Asphalt**

Total Parking: **8** Covered Parking: **2** Parking Access: **Front**
Parking: **Add. Parking Avail., Garage; Double, RV Parking Avail.**
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Hardwood, Tile**

Legal: **LOT 41, PLAN NWP19638, DISTRICT LOT 170, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden, In Suite Laundry, Storage**

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Range Top, Smoke Alarm**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'1 x 13'3			x			x
Main	Dining Room	11'9 x 9'4			x			x
Main	Kitchen	16'9 x 8'3			x			x
Main	Master Bedroom	14'0 x 11'6			x			x
Main	Bedroom	10'6 x 8'9			x			x
Main	Laundry	9'3 x 8'2			x			x
Main	Foyer	10'0 x 7'5			x			x
Main	Porch (enclosed)	17'2 x 11'5			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,191	# of Rooms:	8	Bath	1	Floor	Main	# of Pieces	4	Ensuite?	No	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1		2							Barn:
Finished Floor (Below):	0	# of Levels:	1		3							Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None		4							Pool:
Finished Floor (Total):	1,191 sq. ft.	Crawl/Bsmt. Height:			5							Garage Sz:
Unfinished Floor:	0	Bed in Basement:	0	Bed in Basement:	2							Grg Dr Ht:
Grand Total:	1,191 sq. ft.	Basement:	Crawl		6							
					7							
					8							

Listing Broker(s): **Sotheby's International Realty Canada**

Welcome to the desirable ocean-side community of Beach Grove! This immaculately kept and completely rebuilt rancher sits on an oversized corner lot walking distance to the beach, elementary school, and town centre. Step inside this warmly cared for home with expansive windows, hardwood floors, and gas fireplace in the living room, bright open chef inspired kitchen with heated floors, designated laundry room, and spacious master bedroom, all intelligently laid out. Soak up sunny Tsawwassen in your private backyard oasis equipped with gas BBQ hookup, lounge area, lush green space, fire pit & garden with programmable watering system. Not to mention RV or boat parking and a 664 sf garage with skylight. This home feels much larger and more spacious in person, come see for yourself!



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Sold **R2471983** **173 67A STREET** Residential Detached
 Board: V Tsawwassen **\$1,198,000** (LP)
 House/Single Family Boundary Beach **\$1,165,000** (SP)



Sold Date: **7/7/2020** Frontage (feet): **50.00** Original Price: **\$1,198,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1987**
 Depth / Size: **124** Bathrooms: **2** Age: **33**
 Lot Area (sq.ft.): **6,351.00** Full Baths: **2** Zoning: **SFD**
 Flood Plain: Half Baths: **0** Gross Taxes: **\$4,954.91**
 Rear Yard Exp: **West** For Tax Year: **2020**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **006-019-641**
 Tour: **Virtual Tour URL**

View: **:**
 Complex / Subdiv: **BOUNDARY BAY**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: **1 Storey, Rancher/Bungalow**
 Construction: **Frame - Wood**
 Exterior: **Mixed, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen: **Completely**
 Renovations: **Completely** Reno. Year: **2016**
 # of Fireplaces: **2** R.I. Plumbing:
 Fireplace Fuel: **Natural Gas, Wood** R.I. Fireplaces:
 Water Supply: **City/Municipal** Metered Water:
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Fenced Yard, Patio(s)**
 Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double, Open**
 Dist. to Public Transit: Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Hardwood, Tile**

Legal: **LOT 4, PLAN NWP8198, DISTRICT LOT 30, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:
 Site Influences: **Central Location, Golf Course Nearby, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Hot Tub Spa/Swirlpool, Microwave,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'4 x 5'5			x			x
Main	Living Room	15'3 x 15'8			x			x
Main	Dining Room	15'3 x 11'9			x			x
Main	Kitchen	12'4 x 9'			x			x
Main	Family Room	15'3 x 12'8			x			x
Main	Laundry	5'6 x 5'7			x			x
Main	Mud Room	10'10 x 9'2			x			x
Main	Master Bedroom	19'9 x 12'5			x			x
Main	Bedroom	10'10 x 9'2			x			x
Main	Bedroom	10'9 x 9'			x			x

Finished Floor (Main):	1,704	# of Rooms:	10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	3	Yes	Barn:
Finished Floor (Below):	0	# of Levels:	1	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3				Pool:
Finished Floor (Total):	1,704 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
Unfinished Floor:	0	Beds in Basement:	0	5				Grg Dr Ht:
Grand Total:	1,704 sq. ft.	Basement:	None	6				
				7				
				8				

Listing Broker(s): **RE/MAX Progroup Realty** **RE/MAX Progroup Realty**

Delightful 3 bedroom BOUNDARY BAY rancher only steps away from Centennial Beach, arguably the BEST swimming beach in the lower mainland! This 1700 sq.ft. beauty with large principal rooms has been extensively updated to include a newer gourmet kitchen with quartz counters, gas range & s/s appliances, hardwood & tiled floors throughout, plus two lovely bathrooms! The asphalt roof, furnace & air conditioning were replaced in 2017, while gutters + garage door were just replaced in 2019. Both the family room and the extra large master bedroom (with bay windows & sitting area), have French doors access to a completely private western exposed garden & outdoor patio with a hot tub gazebo area. Move in now and start enjoying the natural beauty that surrounds this amazing seaside community!



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Sold
R2467298

5484 CANDLEWYCK WYND

Residential Detached

Board: V
 House/Single Family

Tsawwassen
 Cliff Drive
 V4M 3T6

\$1,168,000 (LP)
\$1,168,000 (SP)



Sold Date: **6/22/2020** Frontage (feet): **66.00** Original Price: **\$1,168,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1976**
 Depth / Size: **100** Bathrooms: **2** Age: **44**
 Lot Area (sq.ft.): **6,641.00** Full Baths: **2** Zoning: **RS-1**
 Flood Plain: Half Baths: **0** Gross Taxes: **\$4,005.47**
 Rear Yard Exp: For Tax Year: **2019**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **004-140-257**
 Tour: **Virtual Tour URL**

View: :
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: Rancher/Bungalow	Total Parking: 4	Covered Parking: 2	Parking Access:
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Wood	Dist. to Public Transit:	Dist. to School Bus:	
Foundation: Concrete Slab	Title to Land: Freehold NonStrata		
Rain Screen:	Property Disc.: Yes		
Renovations:	PAD Rental:		
# of Fireplaces: 1	Fixtures Leased: No		
Fireplace Fuel: Natural Gas	Fixtures Rmvd: No		
Water Supply: City/Municipal	Floor Finish: Mixed		
Fuel/Heating: Forced Air, Natural Gas			
Outdoor Area: Patio(s)			
Type of Roof: Wood			

Legal: **LOT 121, PLAN NWP50634, SECTION 15, TOWNSHIP 5, NEW WESTMINSTER LAND DISTRICT**

Amenities:
 Site Influences: **Central Location, Golf Course Nearby, Private Setting, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Security System, Sprinkler - Inground,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'2 x 13'11			x			x
Main	Kitchen	16'0 x 12'8			x			x
Main	Dining Room	10'5 x 9'1			x			x
Main	Family Room	16'5 x 12'6			x			x
Main	Master Bedroom	14'8 x 14'6			x			x
Main	Bedroom	10'6 x 9'5			x			x
Main	Bedroom	10'5 x 9'7			x			x
Main	Laundry	7'7 x 7'7			x			x
Main	Storage	13'10 x 3'8			x			x
Main	Foyer	11'8 x 6'4			x			x

Finished Floor (Main): 1,819	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	# of Kitchens: 1	1	Main	5	No	Barn:
Finished Floor (Below): 0	# of Levels: 1	2	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement): 0	Suite:	3				Pool:
Finished Floor (Total): 1,819 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor: 0	Beds in Basement: 0	5				Grg Dr Ht:
Grand Total: 1,819 sq. ft.	Basement: None	6				
		7				
		8				

Listing Broker(s): **The Firm Real Estate Services Ltd.**

The classic, updated rancher. Pride of ownership inside and out. Look at these updates: bathrooms, kitchen, furnace, front door, double windows, gutters, new paint, hot water tank, new electrical panel, and more. Just move in and enjoy this piece of paradise on a quiet street. Gardeners will love the custom landscape designs and private patio setting. Owners prefer longer dates but come see and enjoy.



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Sold
R2458140
 Board: V
 House/Single Family

57 DIEFENBAKER WYND
 Tsawwassen
 Pebble Hill
 V4M 3X2

Residential Detached
\$1,198,000 (LP)
\$1,175,000 (SP)



Sold Date: **6/22/2020** Frontage (feet): **0.00** Original Price: **\$1,198,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1980**
 Depth / Size: **0** Bathrooms: **3** Age: **40**
 Lot Area (sq.ft.): **6,717.00** Full Baths: **2** Zoning: **RS1**
 Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$4,243.38**
 Rear Yard Exp: **Southwest** For Tax Year: **2019**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **005-470-030**
 Tour: **Virtual Tour URL**

View: :
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Storm Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: **3 Level Split**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: **Partly** Reno. Year: **2019**
 # of Fireplaces: **2** R.I. Plumbing:
 Fireplace Fuel: **Natural Gas** R.I. Fireplaces:
 Water Supply: **City/Municipal** Metered Water:
 Fuel/Heating: **Electric, Forced Air, Natural Gas**
 Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
 Type of Roof: **Wood**

Total Parking: **5** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double**
 Dist. to Public Transit: **1 Block** Dist. to School Bus: **3 Blocks**
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Mixed**

Legal: **005-470-030 LOT 1112, PLAN NWP56510, SECTION 3, TOWNSHIP 5, NEW WESTMINSTER LAND DISTRICT**

Amenities:
 Site Influences: **Cul-de-Sac**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Fireplace Insert, Garage Door Opener, Microwave**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'2 x 17'2			x			x
Main	Dining Room	13'1 x 7'1			x			x
Main	Kitchen	9'11 x 9'7			x			x
Main	Eating Area	9'11 x 8'1			x			x
Above	Family Room	14'8 x 15'			x			x
Above	Laundry	9'8 x 4'11			x			x
Above	Master Bedroom	15'3 x 15'1			x			x
Above	Bedroom	10'3 x 10'7			x			x
Above	Bedroom	9'11 x 11'6			x			x
		x			x			x

Finished Floor (Main):	1,055	# of Rooms:	9	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	778	# of Kitchens:	1	1	Below	2	No	Barn:
Finished Floor (Below):	0	# of Levels:	3	2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3	Above	4	Yes	Pool:
Finished Floor (Total):	1,833 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz: 20'6 X 19'2
Unfinished Floor:	0	Beds in Basement:	0	5				Grg Dr Ht:
Grand Total:	1,833 sq. ft.	Basement:	Crawl, Part	6				
			Beds not in Basement:	7				
				8				

Listing Broker(s): **Sutton Group Seafair Realty**

Welcome home to 57 Diefenbaker Wynd. This meticulously maintained and professionally renovated home is everything you've been looking for. Newly renovated kitchen all open to a wonderful, southwest exposed, entertaining backyard, with tons of room for the kids to play. Traditional 3 level split with nothing left to do. Flooring, bathrooms, windows, furnace, hot water tank, appliances have all been done. Heated floors in the family room make it the cozy "hub" of the home for family movie night! All bedrooms have their own private balconies and the home is nestled in a quiet cul-de-sac. Walking distance to Pebble Hill Traditional School and Diefenbaker Park. This is the PERFECT, Upper Tsawwassen home and the location cannot be beat! Schedule your private showing today.



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Sold
R2469079
 Board: V
 House/Single Family

5656 10 AVENUE
 Tsawwassen
 Tsawwassen East
 V4L 1C1

Residential Detached
\$1,279,000 (LP)
\$1,305,000 (SP)



Sold Date: **6/27/2020** Frontage (feet): **72.00** Original Price: **\$1,279,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1969**
 Depth / Size: **113** Bathrooms: **2** Age: **51**
 Lot Area (sq.ft.): **8,116.00** Full Baths: **2** Zoning: **RS1**
 Flood Plain: Half Baths: **0** Gross Taxes: **\$3,943.58**
 Rear Yard Exp: **South** For Tax Year: **2020**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **004-201-850**
 Tour: **Virtual Tour URL**

View: :
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Water**
 Sewer Type: **City/Municipal**

Style of Home: **Rancher/Bungalow**
 Construction: **Frame - Wood**
 Exterior: **Mixed, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Baseboard, Hot Water, Radiant**
 Outdoor Area: **Fenced Yard, Patio(s)**
 Type of Roof: **Metal**

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

Total Parking: **4** Covered Parking: **1** Parking Access:
 Parking: **Garage; Single**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Laminate, Mixed, Tile**

Legal: **004-201-850 LOT 17, PLAN NWP16160, SECTION 11, TOWNSHIP 5, NEW WESTMINSTER LAND DISTRICT**

Amenities:
 Site Influences: **Central Location, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'1 x 21'5			x			x
Main	Dining Room	14'1 x 9'			x			x
Main	Kitchen	14'1 x 14'5			x			x
Main	Family Room	14'3 x 18'10			x			x
Main	Master Bedroom	12'1 x 12'11			x			x
Main	Bedroom	10'11 x 15'9			x			x
Main	Bedroom	11'2 x 15'9			x			x
Main	Bedroom	9'9 x 10'			x			x
Main	Office	14'1 x 7'			x			x
Main	Laundry	14'1 x 7'5			x			x

Finished Floor (Main):	2,335	# of Rooms: 10	Bath	1	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	2	Main	5	No	Barn:	
Finished Floor (Below):	0	# of Levels: 1	3	Main	3	Yes	Workshop/Shed:	
Finished Floor (Basement):	0	Suite:	4				Pool:	
Finished Floor (Total):	2,335 sq. ft.	Crawl/Bsmt. Height:	5				Garage Sz:	
Unfinished Floor:	0	Bed in Basement: 0	6				Grg Dr Ht:	
Grand Total:	2,335 sq. ft.	Basement: Crawl	7					
		Bed in Basement: 4	8					

Listing Broker(s): **Sutton Group Seafair Realty**

This stunning rancher has been meticulously maintained & gorgeously updated. The open floor plan boasts a modern kitchen with stylish two toned cabinetry, built in pantry, stainless steel appliances incl. a Bluestar gas range. The formal living/dining space is warm & inviting & features a new gas f/p finished with a custom concrete surround & floating wood mantle. There is plenty of room for the family with 4 beds, a fantastic family room & office. Other updates incl. new bthrms windows, doors, flooring, paint, mouldings, lighting + a 2 yr. old metal roof! Excellent "U" shaped layout offering walk out access to the sunny southern exposed yard from the kitchen and family rm. Situated on a large flat lot, in the desired "Eagles Nest" Tsawwassen east location, walking distance to everything!



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Sold
R2445227
 Board: V
 House/Single Family

5423 WALLACE AVENUE
 Tsawwassen
 Pebble Hill
 V4M 3V4

Residential Detached
\$1,330,000 (LP)
\$1,352,000 (SP)



Sold Date: **6/17/2020** Frontage (feet): **66.00** Original Price: **\$1,400,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1980**
 Depth / Size: **100** Bathrooms: **3** Age: **40**
 Lot Area (sq.ft.): **6,598.00** Full Baths: **2** Zoning: **RS1**
 Flood Plain: Half Baths: **1** Gross Taxes: **\$4,258.86**
 Rear Yard Exp: **North** For Tax Year: **2019**
 Council Apprv?: Tax Inc. Utilities?: **Yes**
 If new, GST/HST inc?: P.I.D.: **004-606-761**
 Tour: **Virtual Tour URL**

View: :
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: 3 Level Split	Total Parking: 4	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Wood	Dist. to Public Transit: 1 Block		
Foundation: Concrete Perimeter	Dist. to School Bus: 1 Block		
Rain Screen:	Reno. Year: 2019	Title to Land: Freehold NonStrata	
Renovations:	R.I. Plumbing:	Property Disc.: Yes	
# of Fireplaces: 2	R.I. Fireplaces:	PAD Rental:	
Fireplace Fuel: Natural Gas	Metered Water:	Fixtures Leased: No	
Water Supply: City/Municipal	Fixtures Rmvd: No		
Fuel/Heating: Forced Air, Natural Gas	Floor Finish: Hardwood, Wall/Wall/Mixed		
Outdoor Area: Fenced Yard			
Type of Roof: Asphalt			

Legal: **004-606-761 LOT 1121, PLAN NWP56510, SECTION 3, TOWNSHIP 5, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Golf Course Nearby, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'10 x 25'7	Below	Foyer	8'9 x 6'7			x
Main	Dining Room	11'7 x 9'3			x			x
Main	Kitchen	10'6 x 16'4			x			x
Above	Master Bedroom	15'8 x 12'2			x			x
Main	Walk-In Closet	4' x 6'2			x			x
Main	Bedroom	11'6 x 10'4			x			x
Main	Bedroom	11'6 x 10'5			x			x
Below	Bedroom	15'5 x 11'6			x			x
Below	Family Room	15'4 x 23'6			x			x
Below	Laundry	10'2 x 11'9			x			x

Finished Floor (Main): 693	# of Rooms: 11	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 789	# of Kitchens: 1	1	Main	2	No	Barn:
Finished Floor (Below): 864	# of Levels: 3	2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement): 0	Suite:	3	Above	4	No	Pool:
Finished Floor (Total): 2,346 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz: 20'10 X
Unfinished Floor: 0	Beds in Basement: 0	5				Grg Dr Ht:
Grand Total: 2,346 sq. ft.	Basement: None	6				
	Bed not in Basement: 4	7				
		8				

Listing Broker(s): **Sutton Group Seafair Realty**

Situated in family oriented neighbourhood of Pebble Hill only 1 block from Diefenbaker Park and a short walk to Pebble Hill Traditional Elementary. This 4 bedroom, 3 bath home is totally renovated. Step through entry hallway to a brilliantly bright great room, floor to ceilings windows, ultra-modern kitchen featuring quartz countertops and custom lighting; luxury wide plank vinyl flooring. Two new gas fireplaces; impressive master ensuite features 2 person shower & 3 separate shower heads, heated floors, heated towel warmer and double sinks; new Kohler toilets in all bathrooms, double sinks in second bathroom, new gutters, new gas hot water tank, new exterior and interior paint. Lower level features a "home office space" with outlook to your private, sunny backyard. Oversized garage too!



Presented by:
Sue Anderson-Webb

Sutton Group Seafair Realty
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Sold
R2448630
Board: V
House/Single Family

6778 CORBOULD ROAD

Tsawwassen
Boundary Beach
V4L 1A1

Residential Detached

\$1,599,000 (LP)

\$1,550,000 (SP)



Sold Date: **6/22/2020** Frontage (feet): **70.00** Original Price: **\$1,599,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **2019**
Depth / Size: Bathrooms: **3** Age: **1**
Lot Area (sq.ft.): **3,569.31** Full Baths: **2** Zoning: **CD468**
Flood Plain: Half Baths: **1** Gross Taxes: **\$5,687.72**
Rear Yard Exp: For Tax Year: **2019**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **029-982-995**
Tour: **Virtual Tour URL**

View: **Yes: OCEAN, MT BAKER, BEACH, BAY**

Complex / Subdiv:

Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm**
Sewer Type: **City/Municipal**

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Brick, Wood**
Foundation: **Concrete Perimeter**
Rain Screen: **Full**
Renovations: Reno. Year:
of Fireplaces: **1** R.I. Plumbing:
Fireplace Fuel: **Electric** R.I. Fireplaces:
Water Supply: **City/Municipal** Metered Water:
Fuel/Heating: **Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Rooftop Deck, Sundeck(s)**
Type of Roof: **Torch-On**

Total Parking: Covered Parking: Parking Access:
Parking: **Garage; Double**
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Tile**

Legal: **LOT 2, PLAN EPP65291, DISTRICT LOT 30, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:
Site Influences:
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Intercom, Range Top, Security System, Smoke Alarm, Sprinkler -**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'4 x 14'4	Above	Loft	28' x 12'			x
Main	Kitchen	16'6 x 10'6			x			x
Main	Dining Room	13' x 11'			x			x
Main	Laundry	13'5 x 6'6			x			x
Main	Mud Room	6'6 x 5'5			x			x
Above	Master Bedroom	23'6 x 15'6			x			x
Above	Walk-In Closet	7'8 x 7'6			x			x
Above	Bedroom	11'6 x 10'6			x			x
Above	Bedroom	12' x 10'6			x			x
Above	Study	12' x 11'8			x			x

Finished Floor (Main): 910	# of Rooms: 11	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 1,618	# of Kitchens: 1	1	Main	2	No	Barn:
Finished Floor (Below): 0	# of Levels: 3	2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement): 0	Suite: None	3	Above	4	No	Pool:
Finished Floor (Total): 2,528 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor: 0	Beds in Basement: 0	5				Grg Dr Ht:
Grand Total: 2,528 sq. ft.	Basement: None	6				
	Bed not in Basement: 3	7				
		8				

Listing Broker(s): **2 Percent Westview Realty**

A stunning 21st century Luxury Home built according to a unique custom design. Offered Below replacement value. Steps away from the beach with stunning views of the Ocean, Mt. Baker, and all around the Beach and Boundary Bay. A full Panoramic View from the Loft room and the Rooftop Deck. Inside a spacious Open Design with 9 ft tall ceilings and floating stairs. Walls of glass windows and doors offer lots of Natural Light and Great Views on Every Floor. Radiant hot water heating with ceramic European tiles. A Luxurious Steam Shower. Top of the line appliances. Air conditioning, HRV, built-in vacuum, sprinklers, home automation, security cameras all included. Roughed in for both Solar & Wind. High-Ceiling Garage with power outlet for Electric car. 2-5-10 warranty. Seeing is believing.



Presented by:
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Sold
R2455723
 Board: V
 House/Single Family

253 66A STREET
 Tsawwassen
 Boundary Beach
 V4L 1M6

Residential Detached
\$1,599,000 (LP)
\$1,585,000 (SP) M



Sold Date: **6/25/2020** Frontage (feet): **50.00** Original Price: **\$1,629,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2019**
 Depth / Size: **97** Bathrooms: **4** Age: **1**
 Lot Area (sq.ft.): **4,855.00** Full Baths: **4** Zoning: **RD3**
 Flood Plain: Half Baths: **0** Gross Taxes: **\$3,747.77**
 Rear Yard Exp: **West** For Tax Year: **2019**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: **No** P.I.D.: **009-297-634**
 Tour: **Virtual Tour URL**

View: **:**
 Complex / Subdiv: **BOUNDARY BAY**
 Services Connected: **Electricity**
 Sewer Type: **City/Municipal**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Other**
 Foundation: **Concrete Slab**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Electric**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Hot Water, Radiant**
 Outdoor Area: **Fenced Yard**
 Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
 Parking: **Carport; Single, Garage; Single**
 Dist. to Public Transit: **2 BLOCKS** Dist. to School Bus: **2 BLOCKS**
 Title to Land: **Freehold NonStrata**
 Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Hardwood**

Legal: **LOT 8, BLOCK F, PLAN NWP10326, DISTRICT LOT 30, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Golf Course Nearby, Lane Access, Marina Nearby, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'8 x 8'5	Above	Bedroom	13' x 11'2			x
Main	Den	8'7 x 11'2			x			x
Main	Kitchen	18' x 10'10			x			x
Main	Dining Room	13'8 x 5'7			x			x
Main	Living Room	21'8 x 14'7			x			x
Main	Laundry	8'10 x 8'10			x			x
Above	Master Bedroom	14'5 x 17'5			x			x
Above	Walk-In Closet	12'3 x 7'5			x			x
Above	Bedroom	10'9 x 11'1			x			x
Above	Bedroom	10'9 x 13'3			x			x

Finished Floor (Main): 1,108	# of Rooms: 11	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 1,240	# of Kitchens: 1	1	Main	3	No	Barn:
Finished Floor (Below): 0	# of Levels: 2	2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement): 0	Suite: None	3	Above	3	Yes	Pool:
Finished Floor (Total): 2,348 sq. ft.	Crawl/Bsmt. Height:	4	Above	4	No	Garage Sz: 10 X 20
Unfinished Floor: 0	Beds in Basement: 0	5				Grg Dr Ht:
Grand Total: 2,348 sq. ft.	Basement: None	6				
		7				
		8				

Listing Broker(s): **RE/MAX Progroup Realty**

Gorgeous NEW 2348 sqft 4 bed/4 bath home! Steps to Centennial Beach in Boundary Bay! Open concept main floor, 10' ceilings, hardwood flooring, kitchen feat. quartz counter top, six burner gas stove, pasta tap, S.S. appliances, oversize full door side-by-side fridge, full size wine fridge, huge island w/area for bar stools. Living room w/feat. fireplace, oversize dining area, telescoping doors-outdoor space flows perfectly to indoor space! 2 master bdrms, one w/private balcony! Security camera. CAT V. Outdoor natural gas hookup, speakers, r/in outdoor kitchen, A/C. Large garage, carport+LANE access for your outdoor items-paddle board, kayaks all the toys! 50 x 97 lot (4855 sq.ft.).Your beach lifestyle awaits! New Home Warranty. Additional photos,virtual tours and virtual showings available!



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Sold
R2452605
 Board: V
 House/Single Family

20 TSAWWASSEN BEACH ROAD
 Tsawwassen
 English Bluff
 V4M 4C6

Residential Detached
\$2,678,800 (LP)
\$2,540,000 (SP)



Sold Date: **7/4/2020** Frontage (feet): **67.00** Original Price: **\$2,678,800**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1968**
 Depth / Size: **259** Bathrooms: **3** Age: **52**
 Lot Area (sq.ft.): **17,901.00** Full Baths: **3** Zoning: **SFD**
 Flood Plain: Half Baths: **0** Gross Taxes: **\$11,842.59**
 Rear Yard Exp: **East** For Tax Year: **2019**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **009-088-172**
 Tour: **Virtual Tour URL**

View: **Yes: BEAUTIFUL 180 OCEAN VIEWS**
 Complex / Subdiv: **TSAWWASSEN BEACH**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer**
 Sewer Type: **Community**

Style of Home: **3 Storey**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **3**
 Fireplace Fuel: **Natural Gas, Wood**
 Water Supply: **Community**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Torch-On**

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
 Parking: **Carport; Multiple**
 Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Mixed, Tile, Wall/Wall/Mixed**

Legal: **009-088-172 LOT 355, PLAN NWP29111, SECTION 3, TOWNSHIP 5, NEW WESTMINSTER LAND DISTRICT, & SEC 4**

Amenities:
 Site Influences: **Cul-de-Sac, Golf Course Nearby, Private Setting, Private Yard, Shopping Nearby, Waterfront Property**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Vacuum - Built In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12'2 x 9'10			x			x
Main	Dining Room	12'2 x 9'6			x			x
Main	Living Room	19' x 19'6			x			x
Main	Master Bedroom	12'1 x 11'2			x			x
Main	Walk-In Closet	4'5 x 5'7			x			x
Main	Family Room	18'6 x 19'4			x			x
Main	Foyer	7'9 x 6'5			x			x
Below	Games Room	18'5 x 17'4			x			x
Below	Bedroom	12'2 x 12'5			x			x
Below	Bedroom	12'1 x 11'4			x			x

Finished Floor (Main):	973	# of Rooms:	10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	490	# of Kitchens:	1	1	Main	4	Yes	Barn:
Finished Floor (Below):	973	# of Levels:	3	2	Below	3	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3	Below	3	Yes	Pool:
Finished Floor (Total):	2,436 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
Unfinished Floor:	0	Beds in Basement:	0	5				Grg Dr Ht:
Grand Total:	2,436 sq. ft.	Basement:	Full	6				
				7				
				8				

Listing Broker(s): **Sutton Group Seafair Realty**

An exquisite contemporary SPECTACULAR WATERFRONT residence located on an approx. 18,000 sq ft lot right on Tsawwassen Beach, for all those who understand and appreciate the difference between ordinary and extraordinary. With a WOW factor at every turn, this 3 bdrm, 3 bath home is sure to dazzle with sweeping water views from every room with floor to ceiling glass and full wrap around decks to take in the 180 degree jaw dropping views! The latest in home, kitchen and bathroom design combined with extensive mill-work and organic materials make this CONCRETE and GLASS home so unique! A full bath with every bedroom! Stunning terraced back and side yards with access to your very own waterfront! This fabulous home will make a habit of exceeding your expectations. Listed under assessed VALUE!!



Presented by:
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Sold
R2458273
 Board: V
 House/Single Family

1348 BEACH GROVE ROAD
 Tsawwassen
 Beach Grove
 V4L 1N6

Residential Detached
\$3,580,000 (LP)
\$3,400,000 (SP)



Sold Date: **6/29/2020** Frontage (feet): **50.00** Original Price: **\$3,580,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **2020**
 Depth / Size: **120** Bathrooms: **4** Age: **0**
 Lot Area (sq.ft.): **6,000.00** Full Baths: **3** Zoning: **RM1**
 Flood Plain: Half Baths: **1** Gross Taxes: **\$7,098.89**
 Rear Yard Exp: For Tax Year: **2019**
 Council Apprv?: Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **010-943-391**
 Tour: **Virtual Tour URL**

View: **Yes: Ocean**
 Complex / Subdiv:
 Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm**
 Sewer Type:

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **3**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Natural Gas, Radiant**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Other**

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

Total Parking: **4** Covered Parking: **2** Parking Access:
 Parking: **Garage; Double**
 Dist. to Public Transit: **near** Dist. to School Bus: **near**
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: :
 Floor Finish:

Legal: **LOT 34, BLOCK 1, PLAN NWP4746, SECTION 11, TOWNSHIP 5, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central**

Site Influences: **Waterfront Property**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	14'11 x 10'10	Above	Bedroom	11'2 x 11'5			x
Main	Pantry	10'11 x 4'6			x			x
Main	Dining Room	14'11 x 12'4			x			x
Main	Living Room	18'6 x 23'7			x			x
Main	Office	10'11 x 11'5			x			x
Main	Laundry	9'6 x 12'8			x			x
Main	Foyer	9'6 x 15'8			x			x
Above	Master Bedroom	17'1 x 12'2			x			x
Above	Walk-In Closet	10'0 x 8'5			x			x
Above	Bedroom	12'2 x 10'8			x			x

Finished Floor (Main):	1,440	# of Rooms:	11	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,158	# of Kitchens:	1	1	Main	2	No	Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Above	5	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:		3	Above	3	Yes	Pool:
Finished Floor (Total):	2,598 sq. ft.	Crawl/Bsmt. Height:		4	Above	3	Yes	Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 3	5				461
Grand Total:	2,598 sq. ft.	Basement: None		6				Grg Dr Ht:
				7				
				8				

Listing Broker(s): **Angell, Hasman & Associates (Malcolm Hasman) Realty Ltd.** **Angell, Hasman & Associates Realty Ltd.**

Located on this most exclusive beachfront street enclave, boasting spectacular ocean views, this brilliantly designed modern waterfront home is a rare example of high performance construction with a sensational ambiance offering over two thousand six square feet of expansive living on two levels & provides a sensational indoor outdoor lifestyle like no other incorporating every modern amenity one could dream of with comfort, elegance & absolute sophistication. The home features a dazzling array of technical details & luxurious finishes including CONTROL 4 integrated lighting, security, music & air conditioning that sets the standard for an active & luxurious lifestyle. Exceptional quality & construction & an impeccable choice of materials define this 3 bedroom, 3 1/2 bathrooms luxury home