



Presented by:
Sue Anderson-Webb
 Sutton Group Seafair Realty
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Sold
R2435523
 Board: V
 Apartment/Condo

108 1150 54A STREET

Tsawwassen
 Tsawwassen Central
 V4M 4B5

Residential Attached

\$479,900 (LP)

\$460,000 (SP)



Sold Date: **6/18/2020** Frontage (feet): Original Price: **\$511,000**
 Meas. Type: Frontage (metres): Approx. Year Built: **1987**
 Depth / Size (ft.): Bedrooms: **2** Age: **33**
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **RA112**
 Flood Plain: Full Baths: **2** Gross Taxes: **\$2,011.39**
 Council Apprv?: Half Baths: **0** For Tax Year: **2019**
 Exposure: **West** Maint. Fee: **\$337.30** Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **009-557-571**
 Mgmt. Co's Name: Tour:
 Mgmt. Co's Phone:
 View: :
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: 1 Storey, Ground Level Unit	Total Parking: 1	Covered Parking: 1	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Underground		Locker:
Exterior: Wood	Dist. to Public Transit: 0.5 Block	Dist. to School Bus:	
Foundation: Concrete Slab	Units in Development: 38	Total Units in Strata: 38	
Rain Screen:	Title to Land: Freehold Strata		
Renovations:	Metered Water:	Property Disc.: No	
Water Supply: City/Municipal	R.I. Fireplaces:	Fixtures Leased: No	
Fireplace Fuel: Gas - Natural	# of Fireplaces: 1	Fixtures Rmvd: No	
Fuel/Heating: Electric		Floor Finish: Laminate, Vinyl/Linoleum, Wall/Wall/Mixed	
Outdoor Area: Patio(s)			
Type of Roof: Torch-On			

Maint Fee Inc: **Gardening, Management, Recreation Facility, Snow removal**
 Legal: **009-557-571 STRATA LOT 8, PLAN NWS2700, SECTION 10, TOWNSHIP 5, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**
 Amenities: **Bike Room, Elevator, Garden, In Suite Laundry, Recreation Center, Workshop Attached**

Site Influences: **Adult Oriented, Central Location, Golf Course Nearby, Private Setting, Recreation Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Smoke Alarm, Sprinkler - Fire, Sprinkler - Inground**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'8 x 12'			x			x
Main	Dining Room	12' x 10'10			x			x
Main	Kitchen	11'9 x 10'10			x			x
Main	Master Bedroom	16'5 x 10'10			x			x
Main	Bedroom	15'1 x 10'5			x			x
Main	Laundry	14'3 x 6'10			x			x
Main	Patio	10' x 8'			x			x
					x			x
					x			x
					x			x

Finished Floor (Main): 1,358	# of Rooms: 7	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Main	3	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 1,358 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Age Restrictions, Pets Allowed w/Rest., Rentals Not Allowed			5				Grg Dr Ht:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 1,358 sq. ft.				7				
				8				

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

LEXINGTON - spacious 2 bed 2 bath 1358 sq ft condo with private WEST exposed patio!!! Great layout offering large dining room with living room adjacent offering cozy gas f/p & doors to patio. Oak kitchen offers loads of cabinets & pantry space & has pass through to dining area. Two generous sized bedrooms include a master suite with room for a king sized bed & sitting area as well as a walk through closet and ensuite with soaker tub. Loads of storage in oversized laundry room & storage locker. Secure underground parking. Complex offers amenities room with beautiful patio area, bike room & workshop. 1 cat ok, no rentals. QUIET location, well run strata, walk to everything! Quick possession available!!!



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Sold
R2437038
 Board: V
 Apartment/Condo

210 4690 HAWK LANE

Tsawwassen
 Tsawwassen North
 V4M 0C4

Residential Attached

\$499,900 (LP)

\$498,888 (SP)



Sold Date: **6/14/2020** Frontage (feet): Original Price: **\$560,000**
 Meas. Type: **Feet** Frontage (metres): Approx. Year Built: **2019**
 Depth / Size (ft.): Bedrooms: **2** Age: **1**
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **CD**
 Flood Plain: Full Baths: **2** Gross Taxes: **\$0.00**
 Council Apprv?: Half Baths: **0** For Tax Year: **2019**
 Exposure: Maint. Fee: Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **030-837-545**
 Mgmt. Co's Name: Tour:
 Mgmt. Co's Phone:
 View: **Yes: partial water**
 Complex / Subdiv: **coast**
 Services Connected: **Community, Electricity, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: 1 Storey	Total Parking: 1	Covered Parking: 1	Parking Access:
Construction: Frame - Wood	Parking: Garage; Underground		Locker:
Exterior: Mixed			Dist. to School Bus:
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit:	Dist. to School Bus:
Rain Screen:	R.I. Plumbing:	Units in Development:	Total Units in Strata: 112
Renovations:	Metered Water:	Title to Land: Leasehold prepaid-NonStrata	
Water Supply: Other	R.I. Fireplaces:	Property Disc.: No	
Fireplace Fuel:	# of Fireplaces: 0	Fixtures Leased: :	
Fuel/Heating: Baseboard		Fixtures Rmvd: :	
Outdoor Area: Balcony(s)		Floor Finish:	
Type of Roof: Torch-On			

Maint Fee Inc:
 Legal: **STRATA LOT 54 DISTRICT LOT 168 GROUP 2 NWD PLAN EPS5970**

Amenities:
 Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	10'54 x 11'05			x			x
Main	Bedroom	9'12 x 12'38			x			x
Main	Den	4'93 x 4'34			x			x
Main	Living Room	19'2 x 11'2			x			x
Main	Kitchen	9'9 x 10'5			x			x
Main	Patio	11'3 x 17'6			x			x
Main	Patio	9'3 x 19'5			x			x
Main	Walk-In Closet	5'2 x 4'9			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 876	# of Rooms: 8	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Main	3	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 876 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: No Restrictions			5				Grg Dr Ht:
Unfinished Floor: 0				6				
Grand Total: 876 sq. ft.	Basement: None			7				
				8				

Listing Broker(s): **Macdonald Realty Westmar**

Stopping searching now! NO SPECULATION, VACANCY OR FOREIGNERS TAX! The biggest and high efficient layout in the building, with huge patio and nice views. Upgraded laminate flooring all over the unit. About 550 sq.ft. of deck space overlooking the large landscaped courtyard. Amenities include Gym and stretching/yoga area, lounge room with pool table and kids play area. 1 parking and bike storage included. Only walking distance to the ocean, a 2km boardwalk, hiking trails, Tsawwassen Mills shopping mall. Close to the high ranking private school Southpointe Academy .



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Sold
R2458802
 Board: V
 Apartment/Condo

410 5556 14 AVENUE
 Tsawwassen
 Cliff Drive
 V4M 4E7

Residential Attached
\$529,000 (LP)
\$505,000 (SP) M



Sold Date: **7/5/2020** Frontage (feet): Original Price: **\$529,000**
 Meas. Type: **Feet** Frontage (metres): Approx. Year Built: **1994**
 Depth / Size (ft.): Bedrooms: **1** Age: **26**
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **CD220**
 Flood Plain: Full Baths: **1** Gross Taxes: **\$2,406.37**
 Council Apprv?: **No** Half Baths: **0** For Tax Year: **2019**
 Exposure: **South** Maint. Fee: **\$375.21** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **018-693-334**
 Mgmt. Co's Name: **Wynford Group** Tour: **Virtual Tour URL**
 Mgmt. Co's Phone:
 View: **Yes: OVERLOOKING LAGOON**
 Complex / Subdiv: **WINDSOR WOODS**
 Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: **End Unit, Penthouse**
 Construction: **Frame - Wood**
 Exterior: **Stone, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Electric**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 Metered Water:
 R.I. Fireplaces:
 # of Fireplaces: **1**

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Underground**
 Locker: **Y**
 Dist. to Public Transit: **1 BLK**
 Units in Development: **270** Dist. to School Bus:
 Title to Land: **Freehold Strata** Total Units in Strata:
 Property Disc.: **Yes**
 Fixtures Leased: **:**
 Fixtures Rmvd: **: ALL STAINLESS GLASS AND SHELF IN BATHROOM**
 Floor Finish: **Hardwood, Mixed**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management**
 Legal: **STRATA LOT 42, PLAN LMS1318, SECTION 10, TOWNSHIP 5, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**
 Amenities: **Bike Room, Club House, Elevator, Exercise Centre, Storage, Swirpool/Hot Tub**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'8 x 12'			x			x
Main	Dining Room	13' x 9'2			x			x
Main	Kitchen	11'10 x 8'4			x			x
Main	Master Bedroom	14' x 9'8			x			x
Main	Den	10' x 10'			x			x
Main	Foyer	9' x 5'4			x			x
Main	Laundry	8'2 x 4'9			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,018	# of Rooms: 7	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 2	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total):	1,018 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Grg Dr Ht:
Grand Total:	1,018 sq. ft.	Basement: None			6				
					7				
					8				

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

Character abounds in this rare & unique find at WINDSOR WOODS in the heart of Sunny Tsawwassen. Original owner & first time on the market, this end unit penthouse suite has been tastefully updated throughout and is complimented by soaring vaulted ceilings and a cozy main living area with a free standing, 2 way gas fireplace. Highlights also inc. S/S appliances, paint, hardwood floors, lighting as well as an updated kitchen and bathroom. This 1 Bed plus Den home is spread generously over 1018 sq ft and flows out to the open air, SW facing balcony with some of the best views the lagoon has to offer. Great investment in a well managed development with quick and easy access to transit, shopping, walking trails and the BC Ferries. This is a special home in an amazing community!



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Sold **R2461888** **27 4656 ORCA WAY** Residential Attached
 Board: V Tsawwassen **\$524,900 (LP)**
 Townhouse Tsawwassen North **\$524,900 (SP)**



Sold Date: **6/18/2020** Frontage (feet): Original Price: **\$524,900**
 Meas. Type: **Feet** Frontage (metres): Approx. Year Built: **2021**
 Depth / Size (ft.): Bedrooms: **2** Age: **0**
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **RM2**
 Flood Plain: Full Baths: **2** Gross Taxes: **\$0.00**
 Council Apprv?: Half Baths: **1** For Tax Year: **2020**
 Exposure: Maint. Fee: **\$196.40** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: **No** P.I.D.: **800-138-479**
 Mgmt. Co's Name: Tour:
 Mgmt. Co's Phone:
 View: :
 Complex / Subdiv: **SEASIDE NORTH**
 Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: 3 Storey	Total Parking: 2	Covered Parking: 1	Parking Access: Rear
Construction: Frame - Wood	Parking: Add. Parking Avail., Garage; Single, Visitor Parking		
Exterior: Fibre Cement Board, Vinyl, Wood	Locker:		
Foundation: Concrete Slab	Reno. Year:	Dist. to Public Transit:	Dist. to School Bus:
Rain Screen:	R.I. Plumbing:	Units in Development:	Total Units in Strata: 77
Renovations:	Metered Water:	Title to Land: Leasehold prepaid-Strata	
Water Supply: City/Municipal	R.I. Fireplaces:	Property Disc.: Yes	
Fireplace Fuel: None	# of Fireplaces: 0	Fixtures Leased: :	
Fuel/Heating: Baseboard, Electric		Fixtures Rmvd: :	
Outdoor Area: Balcony(s), Fenced Yard		Floor Finish: Mixed	
Type of Roof: Asphalt, Metal			

Maint Fee Inc: **Garbage Pickup, Management, Recreation Facility, Snow removal**
 Legal: **PID 030-246-610 LT H DL 169 GRP 2 NWD PL EPP 71849 SL 47**

Amenities: **Club House, Exercise Centre, Pool; Outdoor**

Site Influences: **Golf Course Nearby, Greenbelt, Recreation Nearby, Shopping Nearby**
 Features: **Dishwasher, Garage Door Opener, Refrigerator, Security - Roughed In, Smoke Alarm, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'1 x 12'1			x			x
Main	Dining Room	10'5 x 8'9			x			x
Main	Kitchen	12'1 x 10'2			x			x
Above	Master Bedroom	11'10 x 9'11			x			x
Above	Bedroom	9'11 x 8'8			x			x
Below	Den	7'8 x 7'5			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 489	# of Rooms: 6	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 489	Crawl/Bsmt. Height:			1	Above	3	Yes	Barn:
Finished Floor (Below): 206	Restricted Age:			2	Above	4	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats: Yes	Dogs: Yes	3	Below	2	No	Pool:
Finished Floor (Total): 1,184 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Allowed			5				Grg Dr Ht:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 1,184 sq. ft.				7				
				8				

Listing Broker(s): **Mosaic Avenue Realty Ltd.**

Seaside is located in Tsawwassen, where there is more sun, the beach, the ocean and incredible destination shopping. Centennial Beach and Tsawwassen Beach are a stone's throw away and a neighbouring golf course means there's so much to love. The Seaside Club offers 1-,000 sf of indoor and outdoor fun - a pool, fitness centre, kids play area and great room. The Fuca series features two big bedrooms up top, with space for a king-sized bed in the master, An open main floor, with end kitchen and over-sized windows. A den below with powder room, plus parking for two cars - one in and one out. Home store open daily from 12-6pm. Please contact the Seaside Sales Team.



Presented by:
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Sold **R2469637** **30 4656 ORCA WAY** Residential Attached
 Board: V Tsawwassen **\$529,900 (LP)**
 Townhouse Tsawwassen North **\$529,900 (SP)**



Sold Date: **6/24/2020** Frontage (feet): Original Price: **\$529,900**
 Meas. Type: **Feet** Frontage (metres): Approx. Year Built: **2021**
 Depth / Size (ft.): Bedrooms: **2** Age: **0**
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **RM2**
 Flood Plain: Full Baths: **2** Gross Taxes: **\$0.00**
 Council Apprv?: Half Baths: **1** For Tax Year: **2020**
 Exposure: Maint. Fee: **\$196.40** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: **No** P.I.D.: **800-139-004**
 Mgmt. Co's Name: Tour:
 Mgmt. Co's Phone:
 View: :
 Complex / Subdiv: **SEASIDE NORTH**
 Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: 3 Storey	Total Parking: 2	Covered Parking: 1	Parking Access: Rear
Construction: Frame - Wood	Parking: Add. Parking Avail., Garage; Single, Visitor Parking		
Exterior: Fibre Cement Board, Vinyl, Wood	Locker:	Dist. to School Bus:	
Foundation: Concrete Slab	Reno. Year:	Dist. to Public Transit:	
Rain Screen: Full	R.I. Plumbing:	Units in Development:	
Renovations:	Metered Water:	Title to Land: Leasehold prepaid-Strata	
Water Supply: City/Municipal	R.I. Fireplaces:	Property Disc.: Yes	
Fireplace Fuel:	# of Fireplaces: 0	Fixtures Leased: No	
Fuel/Heating: Baseboard, Electric		Fixtures Rmvd: :	
Outdoor Area: Balcony(s), Fenced Yard		Floor Finish: Mixed	
Type of Roof: Asphalt, Metal			

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal**
 Legal: **LOT H DISTRICT LOT 169 GROUP 2 NWD PLAN EPP71849 SL 44**

Amenities: **Club House, Exercise Centre, Pool; Outdoor**

Site Influences: **Golf Course Nearby, Greenbelt, Recreation Nearby, Shopping Nearby**
 Features: **Dishwasher, Drapes/Window Coverings, Garage Door Opener, Refrigerator, Security - Roughed In, Smoke Alarm, Sprinkler - Fire, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'1 x 12'1			x			x
Main	Dining Room	10'5 x 8'9			x			x
Main	Kitchen	12'1 x 10'2			x			x
Above	Master Bedroom	11'10 x 9'11			x			x
Above	Bedroom	9'11 x 8'8			x			x
Below	Den	7'8 x 7'5			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 489	# of Rooms: 6	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 489	Crawl/Bsmt. Height:			1	Above	3	Yes	Barn:
Finished Floor (Below): 206	Restricted Age:			2	Above	4	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats: Yes	Dogs: Yes	3	Below	2	No	Pool:
Finished Floor (Total): 1,184 sq. ft.	# or % of Rentals Allowed:	Pets Allowed w/Rest., Rentals Allowed		4				Garage Sz:
Unfinished Floor: 0	Bylaws: Pets Allowed w/Rest., Rentals Allowed			5				Grg Dr Ht:
Grand Total: 1,184 sq. ft.	Basement: None			6				
				7				
				8				

Listing Broker(s): **Mosaic Avenue Realty Ltd.**

Seaside is located in Tsawwassen, where there is more sun, the beach, the ocean and incredible destination shopping. Centennial Beach and Tsawwassen Beach are a stone's throw away and a neighboring golf course means there's so much to love. The Seaside Club offers 10,000 sf of indoor and outdoor fun - a pool, fitness center, kids play area and great room. The Fuca Series features two big bedrooms up top, with space for a king-sized bed in the master. An open main floor, with an end kitchen and over-sized windows. A den below with powder room, plus parking for two cars - one in and one out.



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Sold
R2426458
 Board: V
 Townhouse

377 1784 OSPREY DRIVE
 Tsawwassen
 Tsawwassen North
 V4M 0B8

Residential Attached
\$609,000 (LP)
\$605,000 (SP)



Sold Date: **6/15/2020** Frontage (feet): Original Price: **\$649,000**
 Meas. Type: Frontage (metres): Approx. Year Built: **2019**
 Depth / Size (ft.): Bedrooms: **3** Age: **1**
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **RM2**
 Flood Plain: Full Baths: **2** Gross Taxes: **\$0.00**
 Council Apprv?: Half Baths: **1** For Tax Year: **2019**
 Exposure: Maint. Fee: **\$252.46** Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **030-751-519**
 Mgmt. Co's Name: **TRIBE MGMT** Tour:
 Mgmt. Co's Phone:
 View: :
 Complex / Subdiv: **TSAWWASSEN SHORES PELICAN COVE**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type:

Style of Home: 3 Storey	Total Parking: 2	Covered Parking: 2	Parking Access:
Construction: Frame - Wood	Parking: Grge/Double Tandem, Visitor Parking		
Exterior: Mixed			Locker:
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit:	Dist. to School Bus:
Rain Screen: Full	R.I. Plumbing:	Units in Development:	Total Units in Strata:
Renovations:		Title to Land: Leasehold prepaid-Strata	
Water Supply: City/Municipal	Metered Water:	Property Disc.: Yes	
Fireplace Fuel:	R.I. Fireplaces:	Fixtures Leased: :	
Fuel/Heating: Forced Air	# of Fireplaces: 0	Fixtures Rmvd: :	
Outdoor Area: Balcony(s), Fenced Yard		Floor Finish: Mixed	
Type of Roof: Asphalt			

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Sewer**
 Legal: **SL 47 DL 169 GRP 2 NWD STRATA PLAN EPS5400**

Amenities: **Garden**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Security - Roughed In, Sprinkler - Fire,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	16'4 x 14'2			x			x
Main	Dining Room	9'2 x 11'1			x			x
Main	Living Room	15' x 14'2			x			x
Above	Bedroom	10'4 x 8'11			x			x
Above	Bedroom	10'1 x 8'2			x			x
Above	Master Bedroom	10' x 10'9			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 664	# of Rooms: 6	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 694	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below): 45	Restricted Age:			2	Above	3	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3	Above	3	Yes	Pool:
Finished Floor (Total): 1,403 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed, Rentals Allowed			5				Grg Dr Ht:
Unfinished Floor: 0				6				
Grand Total: 1,403 sq. ft.	Basement: None			7				
				8				

Listing Broker(s): **Macdonald Realty Westmar**

This charming 3 bedroom, 2.5 bathroom sits on a quiet street in the Tsawwassen Shores Community. Entertain in this open floor plan for dining or relaxing with friends and family. A top quality chefs kitchen is a great space with full view of the main floor. The unit is bright and quiet, has 9' ceilings with lots of storage, 2 car private garage and upgrades including a built in vacuum system. Enjoy green space, parks, an oceanside boardwalk & trails, outdoor recreation, sports facilities and more in this master planned community! 5 minutes from BC Ferries, 20 minutes to YVR and walk to Tsawwassen Mills Shopping Center. A pleasure to show!



Presented by:
Sue Anderson-Webb

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sue@sueandersonwebb.com



Sold
R2460642

117 5622 16 AVENUE

Residential Attached

Board: V
 Townhouse

Tsawwassen
 Beach Grove
 V4L 1G7

\$679,900 (LP)

\$680,000 (SP)



Sold Date: **6/24/2020** Frontage (feet): Original Price: **\$679,900**
 Meas. Type: Frontage (metres): Approx. Year Built: **1976**
 Depth / Size (ft.): Bedrooms: **4** Age: **44**
 Lot Area (sq.ft.): **0.00** Bathrooms: **4** Zoning: **RT40**
 Flood Plain: Full Baths: **3** Gross Taxes: **\$2,711.12**
 Council Apprv?: Half Baths: **1** For Tax Year: **2019**
 Exposure: Maint. Fee: **\$405.00** Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **001-439-235**
 Mgmt. Co's Name: Tour: **Virtual Tour URL**
 Mgmt. Co's Phone:
 View: :
 Complex / Subdiv: **Tsawwassen Mews**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: 2 Storey	Total Parking: 1	Covered Parking: 1	Parking Access:
Construction: Frame - Wood	Parking: Garage Underbuilding		Locker: N
Exterior: Mixed			Dist. to School Bus:
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit:	Total Units in Strata: 17
Rain Screen:	R.I. Plumbing:	Units in Development: 17	
Renovations:		Title to Land: Freehold Strata	
Water Supply: City/Municipal	Metered Water:	Property Disc.: Yes	
Fireplace Fuel: Wood	R.I. Fireplaces:	Fixtures Leased: No	
Fuel/Heating: Forced Air, Natural Gas	# of Fireplaces: 1	Fixtures Rmvd: No	
Outdoor Area: Fenced Yard		Floor Finish:	
Type of Roof: Asphalt			

Maint Fee Inc: **Garbage Pickup, Gardening, Management**
 Legal: **STRATA LOT 17, PLAN NWS581, SECTION 11, TOWNSHIP 5, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**
 Amenities: **In Suite Laundry**

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20'9 x 12'			x			x
Main	Kitchen	13'3 x 7'9			x			x
Main	Dining Room	11'7 x 14'9			x			x
Main	Foyer	5'1 x 6'11			x			x
Above	Master Bedroom	13'11 x 11'9			x			x
Above	Bedroom	9'8 x 14'5			x			x
Above	Bedroom	10' x 10'9			x			x
Below	Bedroom	11'2 x 14'2			x			x
Below	Flex Room	11'1 x 8'4			x			x
Above	Walk-In Closet	6'6 x 8'6			x			x

Finished Floor (Main): 760	# of Rooms: 10	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 813	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below): 482	Restricted Age:			2	Above	3	Yes	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3	Above	4	No	Pool:
Finished Floor (Total): 2,055 sq. ft.	# or % of Rentals Allowed:			4	Below	3	No	Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Grg Dr Ht:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 2,055 sq. ft.				7				
				8				

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

Lovely end-unit townhome in PRIME Tsawwassen location! Featuring over 2,200 sq.ft with 4 bedrooms and 4 bathrooms, this wonderful family home is located on the quiet side of the complex and backs onto a serene green space. Lower level features a private bedroom w separate entrance & kitchenette perfect for an inlaw/nanny, teenager, student or mortgage helper. Tastefully updated throughout, you'll love the vaulted ceilings in the main living room w loads of windows & a glass sliding door opening to a great entertainer's deck space. Large master bedroom with walk-in-closet and balcony. Conveniently located just steps to transit, beach, golf course and only minutes to all local amenities. 1 parking space in gated parkade. New roof in 2018.



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Sold
R2456800
 Board: V
 Apartment/Condo

701 1350 VIEW CRESCENT

Tsawwassen
 Beach Grove
 V4L 2K3

Residential Attached

\$799,000 (LP)

\$762,500 (SP)



Sold Date: **6/30/2020** Frontage (feet): Original Price: **\$839,000**
 Meas. Type: Frontage (metres): Approx. Year Built: **1981**
 Depth / Size (ft.): Bedrooms: **2** Age: **39**
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **RES**
 Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$4,172.29**
 Council Apprv?: **No** Half Baths: **0** For Tax Year: **2019**
 Exposure: **Southeast** Maint. Fee: **\$737.00** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **001-049-771**
 Tour:
 Mgmt. Co's Name: **Crossroads Management**
 Mgmt. Co's Phone: **778-578-4445**
 View: **Yes: Golf Course, Mountains, Ocean**
 Complex / Subdiv: **THE CLASSIC**
 Services Connected: **Community, Electricity, Natural Gas, Storm Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: End Unit, Penthouse	Total Parking: 2	Covered Parking: 2	Parking Access: Side
Construction: Brick, Concrete	Parking: Garage Underbuilding		Locker: Y
Exterior: Brick	Reno. Year:	Dist. to Public Transit:	Dist. to School Bus:
Foundation: Concrete Perimeter	R.I. Plumbing:	Units in Development: 72	Total Units in Strata: 72
Rain Screen:	Metered Water:	Title to Land: Freehold Strata	
Renovations:	R.I. Fireplaces:	Property Disc.: Yes	
Water Supply: City/Municipal	# of Fireplaces: 1	Fixtures Leased: No	
Fireplace Fuel: Gas - Natural		Fixtures Rmvd: No	
Fuel/Heating: Hot Water, Natural Gas		Floor Finish: Hardwood, Tile, Wall/Wall/Mixed	
Outdoor Area: Balcony(s)			
Type of Roof: Metal			

Maint Fee Inc: **Caretaker, Gardening, Gas, Heat, Hot Water, Management, Recreation Facility**
 Legal: **001-049-771 STRATA LOT 69, PLAN NWS2211, SECTION 11, TOWNSHIP 5, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**
 Amenities: **Bike Room, Elevator, Exercise Centre, In Suite Laundry, Storage, Wheelchair Access**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby, Treed**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	24'7 x 16'5			x			x
Main	Dining Room	14'3 x 9'			x			x
Main	Kitchen	15'9 x 8'9			x			x
Main	Family Room	17'11 x 10'11			x			x
Main	Bedroom	13'5 x 10'2			x			x
Main	Foyer	6'7 x 4'10			x			x
Main	Laundry	8'3 x 6'10			x			x
Above	Master Bedroom	19'7 x 12'7			x			x
Above	Walk-In Closet	13'5 x 6'11			x			x
		x			x			x

Finished Floor (Main): 1,360	# of Rooms: 9	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 640	Crawl/Bsmt. Height:			1	Main	3	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Above	3	Yes	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total): 2,000 sq. ft.	# or % of Rentals Allowed: 10%			4				Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns, Smoking Restrictions			5				Grg Dr Ht:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 2,000 sq. ft.				7				
				8				

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

Fabulous view penthouse overlooking Beach Grove golf course, ocean & Mt. Baker. Huge 2,000 sq.ft. open floor space with separate family room, one bedroom and full bath on main floor. Upstairs features a huge master bedroom with large walk-in closet and 4 piece ensuite. Huge 312 sq.ft. balcony overlooking views! In the heart of Tsawwassen, walking distance to all amenities. This penthouse is a concrete building and a very rare opportunity!



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Sold
R2438707

Board: V
 Townhouse

100 4738 HEMLOCK WAY

Tsawwassen
 Tsawwassen North
 V0V 0V0

Residential Attached

\$794,900 (LP)

\$794,900 (SP)



Sold Date: **6/15/2020** Frontage (feet): Original Price: **\$794,900**
 Meas. Type: **Feet** Frontage (metres): Approx. Year Built: **2020**
 Depth / Size (ft.): Bedrooms: **4** Age: **0**
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **RM2**
 Flood Plain: **Yes** Full Baths: **2** Gross Taxes: **\$0.00**
 Council Apprv?: **No** Half Baths: **1** For Tax Year: **2019**
 Exposure: **North** Maint. Fee: **\$286.94** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: **No** P.I.D.: **800-136-458**
 Mgmt. Co's Name: Tour:
 Mgmt. Co's Phone:
 View: ;
 Complex / Subdiv: **TSAWWASSEN LANDING**
 Services Connected: **Electricity, Natural Gas, Water**
 Sewer Type:

Style of Home: 3 Storey, Corner Unit	Total Parking: 2 Covered Parking: 2 Parking Access: Rear
Construction: Frame - Wood	Parking: Grge/Double Tandem
Exterior: Other	Locker: N
Foundation: Concrete Slab	Dist. to Public Transit: 1 BLK Dist. to School Bus: 3 KM
Rain Screen: Full	Units in Development: Total Units in Strata: 156
Renovations:	Title to Land: Leasehold prepaid-Strata
Water Supply: City/Municipal	Metered Water:
Fireplace Fuel: Electric	R.I. Fireplaces:
Fuel/Heating: Forced Air	# of Fireplaces: 1
Outdoor Area: Balcony(s), Fenced Yard	Property Disc.: Yes
Type of Roof: Asphalt	Fixtures Leased: No
	Fixtures Rmvd: ;
	Floor Finish: Laminate, Tile

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal**
 Legal: **SL 1 LOT 66 DISTRICT LOT 169 GROUP 2 NEW WESTMINSTER DISTRICT PLAN EPP68373 PID: 030-482-313**
 Amenities: **Club House, Exercise Centre, In Suite Laundry, Playground, Pool; Outdoor, Swirlpool/Hot Tub**
 Site Influences: **Central Location, Golf Course Nearby, Marina Nearby, Paved Road, Recreation Nearby, Shopping Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Pantry, Security - Roughed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Below	Foyer	6'10 x 4'	Above	Bedroom	9' x 11'2			x
Below	Bedroom	11'10 x 9'8			x			x
Main	Living Room	11' x 13'6			x			x
Main	Kitchen	10' x 15'			x			x
Main	Dining Room	15' x 9'2			x			x
Main	Patio	11'6 x 4'			x			x
Main	Patio	19'4 x 6'			x			x
Above	Master Bedroom	10' x 12'4			x			x
Above	Walk-In Closet	7'11 x 3'10			x			x
Above	Bedroom	9'8 x 9'6			x			x

Finished Floor (Main): 661	# of Rooms: 11 # of Kitchens: 1 # of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 674	Crawl/Bsmt. Height:	1	Main	2	Yes	Barn:
Finished Floor (Below): 273	Restricted Age:	2	Above	5	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2 Cats: Yes Dogs: Yes	3	Above	4	No	Pool:
Finished Floor (Total): 1,608 sq. ft.	# or % of Rentals Allowed:	4				Garage Sz:
Unfinished Floor: 0	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns	5				Grg Dr Ht:
Grand Total: 1,608 sq. ft.	Basement: None	6				
		7				
		8				

Listing Broker(s): **Onni Realty Inc**

Tsawwassen Landing is the perfect place to put down roots. This 4 bedroom, 2.5 bath, 1608 SF air-conditioned townhome allows you the ultimate comfort with open-concept living spaces featuring over-height 7ft ceilings & expansive windows maximizing natural light. Corner unit featuring a two car side-by-side garage. Kitchens offer a modern flat panel or shaker-style cabinetry, premium KitchenAid appliance package & extended kitchen island for a convenient workspace & casual dining. The master ensuite includes radiant in-floor heating & a frameless glass shower. Discover how exceptional life is at Tsawwassen Landing by visiting our Presentation Center 12-6 daily except Fridays.



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Sold
R2466000
 Board: V
 Apartment/Condo

313 5055 SPRINGS BOULEVARD

Tsawwassen
 Tsawwassen North
 V4M 0A5

Residential Attached

\$819,000 (LP)

\$808,000 (SP)



Sold Date: **6/19/2020** Frontage (feet): Original Price: **\$819,000**
 Meas. Type: Frontage (metres): Approx. Year Built: **2014**
 Depth / Size (ft.): Bedrooms: **2** Age: **6**
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **CD360**
 Flood Plain: Full Baths: **2** Gross Taxes: **\$3,211.63**
 Council Apprv?: Half Baths: **0** For Tax Year: **2019**
 Exposure: Maint. Fee: **\$411.07** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **029-325-331**
 Tour:
 Mgmt. Co's Name: **AWM ALLIANCE**
 Mgmt. Co's Phone: **604-893-1721**
 View: **Yes: HILLSIDE**
 Complex / Subdiv:
 Services Connected: **Community, Electricity, Natural Gas, Water**
 Sewer Type: **City/Municipal**

Style of Home: 1 Storey	Total Parking: 2	Covered Parking:	Parking Access:
Construction: Concrete	Parking: Garage Underbuilding		Locker: N
Exterior: Concrete, Glass, Mixed			Dist. to School Bus: CLOSE
Foundation: Concrete Block	Reno. Year:	Dist. to Public Transit: CLOSE	Total Units in Strata:
Rain Screen:	R.I. Plumbing:	Units in Development:	
Renovations:		Title to Land: Freehold Strata	
Water Supply: City/Municipal	Metered Water:	Property Disc.: Yes	
Fireplace Fuel: Gas - Natural	R.I. Fireplaces: 1	Fixtures Leased: No	
Fuel/Heating: Geothermal, Natural Gas	# of Fireplaces: 0	Fixtures Rmvd: No	
Outdoor Area: Balcony(s)		Floor Finish: Mixed	
Type of Roof: Asphalt			

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Snow removal, Water, Geothermal**
 Legal: **STRATA LOT 95, PLAN BCS4118, SECTION 10, TOWNSHIP 5, NEW WESTMINSTER LAND DISTRICT, & SEC 15; TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**
 Amenities: **Bike Room, Elevator, In Suite Laundry, Playground**

Site Influences:
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Microwave, Smoke**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	15'4 x 12'			x			x
Main	Bedroom	11'6 x 9'1			x			x
Main	Den	9'8 x 9'1			x			x
Main	Dining Room	12' x 8'6			x			x
Main	Kitchen	11'2 x 9'1			x			x
Main	Living Room	13'4 x 15'			x			x
Main	Walk-In Closet	7' x 6'9			x			x
Main	Foyer	6'3 x 5'4			x			x
Main	Storage	7'5 x 5'4			x			x
		x			x			x

Finished Floor (Main): 1,260	# of Rooms: 9	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	5	Yes	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 1,260 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed, Rentals Allowed			5				Grg Dr Ht:
Unfinished Floor: 0				6				
Grand Total: 1,260 sq. ft.	Basement: None			7				
				8				

Listing Broker(s): **Multiple Realty Ltd.**

This is a perfect corner unit in this concrete building. 2 bedroom, 2 bathroom plus Den suite offers a great layout and fantastic South exposure. The master bedroom is large with a generous 5 piece ensuite (with a window) and walk-in closet. Enjoy lots of natural light with large windows in the living room and bedrooms, large 148 sft. deck plus gas hookup. Additional features include gas fireplace, heated en-suite floors, geo-thermal heating and air-conditioning. Many custom extras including; built-in walnut desk/shelving, Hunter Douglas window shades, lighting and designer colours. Steps away from Tsawwassen Mills mall, an 18 hole gold course, pro Shop, club house offering yoga, pilates, fitness, restaurant & bar, coffee shop. 2 Parkings.



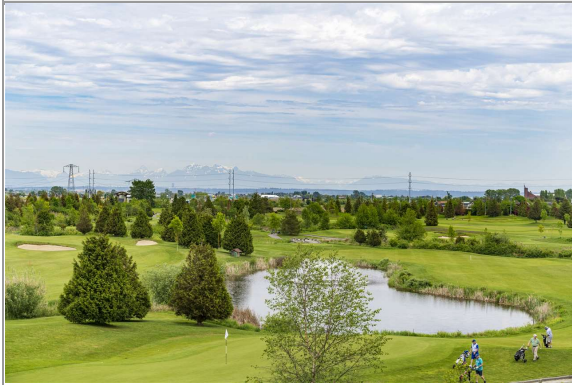
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Sold
R2454540
 Board: V
 Apartment/Condo

312 4977 SPRINGS BOULEVARD
 Tsawwassen
 Tsawwassen North
 V4M 0C1

Residential Attached
\$1,088,800 (LP)
\$1,080,000 (SP)



Sold Date: **6/28/2020** Frontage (feet):
 Meas. Type: **Feet** Frontage (metres):
 Depth / Size (ft.):
 Lot Area (sq.ft.): **0.00** Bedrooms: **2**
 Flood Plain:
 Council Apprv?: Bathrooms: **3**
 Exposure: Full Baths: **2**
 If new, GST/HST inc?: Half Baths: **1**
 Mgmt. Co's Name: Maint. Fee: **\$530.00**
 Mgmt. Co's Phone:
 View: **Yes: OCEAN, MTN, GOLF COURSE**
 Complex / Subdiv: **TSAWWASSEN SPRINGS**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal**

Original Price: **\$1,088,800**
 Approx. Year Built: **2018**
 Age: **2**
 Zoning: **CD360**
 Gross Taxes: **\$2,151.00**
 For Tax Year: **2018**
 Tax Inc. Utilities?: **No**
 P.I.D.: **030-746-311**
 Tour: **Virtual Tour URL**

Style of Home: Corner Unit	Total Parking: 2	Covered Parking: 2	Parking Access:
Construction: Frame - Wood	Parking: Garage; Double		Locker: N
Exterior: Mixed			Dist. to School Bus:
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit:	Total Units in Strata:
Rain Screen:	R.I. Plumbing:	Units in Development:	
Renovations:		Title to Land: Freehold Strata	
Water Supply: City/Municipal	Metered Water:	Property Disc.: Yes	
Fireplace Fuel: Gas - Natural	R.I. Fireplaces:	Fixtures Leased: No	
Fuel/Heating: Geothermal	# of Fireplaces: 1	Fixtures Rmvd: No	
Outdoor Area: Balcony(s)		Floor Finish: Mixed	
Type of Roof: Other			

Maint Fee Inc: **Garbage Pickup, Gardening, Management**
 Legal: **STRATA LOT 269, PLAN BCS4118, SECTION 10, TOWNSHIP 5, NEW WESTMINSTER LAND DISTRICT, & SEC 15; TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**
 Amenities: **Exercise Centre, Garden, In Suite Laundry**

Site Influences:
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'3 x 16'11			x			x
Main	Dining Room	14'1 x 11'			x			x
Main	Kitchen	14'1 x 8'6			x			x
Main	Master Bedroom	14'2 x 14'2			x			x
Main	Walk-In Closet	6'2 x 8'2			x			x
Main	Master Bedroom	13'8 x 11'1			x			x
Main	Den	9'3 x 8'10			x			x
Main	Storage	8'4 x 7'9			x			x
					x			x
					x			x

Finished Floor (Main): 1,622	# of Rooms: 8	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Main	5	Yes	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3	Main	3	Yes	Pool:
Finished Floor (Total): 1,622 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Grg Dr Ht:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 1,622 sq. ft.				7				
				8				

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

Best layout in Tsawwassen Springs! This corner unit features 2 bedrooms plus a den, 3 bathrooms with a beautiful view of the pristine golf course. Enjoy the views of the ocean, lush greenery and sparkling lights of the mall at night from your living room or patio. Only 1 year young, this condo is nearly 1,600 sq.ft. of open living space with a beautiful kitchen and loads of natural light. This apartment also includes its own private, 2 car, gated garage plus storage. Located in Tsawwassen's only resort-style community within walking distance to Pat Quinn's restaurant, Tsawwassen Mills mall, the Ferry Terminal and so much more! Call today for your private viewing!