



Presented by:  
**Doc Livingston PREC\***

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**Active**  
**R3015301**

Board: V  
Townhouse

**129 5421 10 AVENUE**

Tsawwassen  
Tsawwassen Central  
V4M 3T9

Residential Attached

**\$644,900** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$705,100</b>
Meas. Type:	Bedrooms: <b>2</b>	Approx. Year Built: <b>1979</b>
Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>46</b>
Frontage(metres):	Full Baths: <b>1</b>	Zoning: <b>RM-3</b>
Depth / Size (ft.):	Half Baths: <b>1</b>	Gross Taxes: <b>\$2,768.65</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2024</b>
Flood Plain:	P.I.D.: <b>001-424-114</b>	Tax Inc. Utilities?: <b>No</b>
View: :		Tour:
Complex / Subdiv: <b>SUNDIAL</b>		
First Nation		
Services Connctd: <b>Community</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Fibre Cement Board, Wood**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Wood**  
Fuel/Heating: **Electric**  
Outdoor Area: **Fenced Yard, Patio(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**  
Parking: **Garage; Single**  
Dist. to Public Transit: **1 BLOCK** Dist. to School Bus:  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: :  
Fixtures Rmvd: :  
Floor Finish: **Mixed**

Legal: **001-424-114 STRATA LOT 13, PLAN NWS564, 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: **Club House, Garden**

Site Influences: **Central Location, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**  
Features: **Windows - Thermo**

Finished Floor (Main): **666**  
Finished Floor (Above): **670**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,336 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **1,336 sq. ft.**

Units in Development:  
Exposure: **East**  
Mgmt. Co's Name:  
Maint Fee: **\$486.57**  
Maint Fee Includes: **Gardening, Management**

Tot Units in Strata:  
Storeys in Building:  
Mgmt. Co's #:  
Council/Park Apprv?:

Locker: **No**

Suite:  
Basement: **None**  
Crawl/Bsmt. Ht: # of Levels: **2**  
# of Kitchens: **1** # of Rooms: **6**

Bylaws Restrictions: **Rentals Allowed**  
Restricted Age:  
# or % of Rentals Allowed:  
Short Term (<1yr)Rnt/Lse Alwd?: **No**  
Short Term Lse-Details:

# of Pets: Cats: Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	21' x 15'			x	1	Main	2	No
Main	Dining Room	14' x 10'			x	2	Above	4	Yes
Main	Kitchen	8' x 8'			x	3			
Above	Primary Bedroom	17' x 11'			x	4			
Above	Bedroom	12' x 10'			x	5			
Above	Storage	12' x 5'			x	6			
		x			x	7			
		x			x	8			

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

**2 Bedroom in central Location! Fantastic value in central location just steps to Winskill Park, shopping, and all amenities. This two-level, 2-bed, 1 1/2-bath townhome features a spacious layout with a full dining area and a bright living room that opens to a private, fenced patio. The large primary bedroom easily fits a king-size bed, and there's a bonus storage room with potential to be a home office or den. Solid layout with room to personalize and make it your own. Freehold property at this price, don't miss out! Come see this opportunity to get into the market. OPEN HOUSE this Saturday July 27th, 11:00-1:00 pm Send your buyers through.**