



Presented by:
Doc Livingston PREC*

eXp Realty
Phone: 604-787-7028
http://www.homehuntersbc.com
doc@homehuntersbc.com



Active
R3093235
Board: V
Apartment/Condo

211 5055 SPRINGS BOULEVARD

Tsawwassen
Tsawwassen North
V4M 0A5

Residential Attached
\$851,000 (LP)
(SP)



Sold Date:	If new,GST/HST inc?: No	Original Price: \$851,000
Meas. Type:	Bedrooms: 1	Approx. Year Built: 2014
Frontage(feet):	Bathrooms: 2	Age: 12
Frontage(metres):	Full Baths: 1	Zoning: CD3603
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$2,927.26
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 029-325-161	Tax Inc. Utilities?: No
View: Yes :Golf course		Tour:
Complex / Subdiv: Tsawwassen Springs		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey**
Construction: **Concrete**
Exterior: **Concrete, Mixed**
Foundation: **Concrete Slab**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Forced Air**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt, Tile - Concrete**

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Underground**
Dist. to Public Transit: **400 mts** Dist. to School Bus: **1.6 km**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Mixed**

Legal: **STRATA LOT 78 SECTIONS 10 AND 15 TOWNSHIP 5 NEW WESTMINSTER DISTRICTSTRATA PLAN BCS4118TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Air Cond./Central, Bike Room, Elevator, Garden, In Suite Laundry, Playground**

Site Influences: **Central Location, Golf Course Dev., Recreation Nearby, Shopping Nearby**
Features: **Dishwasher, Drapes/Window Coverings, Garage Door Opener, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): 1,053	Units in Development: 485	Tot Units in Strata: 289	Locker:
Finished Floor (Above): 0	Exposure: North	Storeys in Building: 6	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Red Door Management	Mgmt. Co's #: 778-827-0377	
Finished Floor (Below): 0	Maint Fee: \$532.23	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Heat, Hot Water, Management, Sewer, Snow removal, Water, Geothermal		
Finished Floor (Total): 1,053 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,053 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns, Smoking Restrictions		
Suite:	Restricted Age:	# of Pets: 1	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term (<1yr)Rnt/Lse Alwd?: Yes		
# of Kitchens: 1	Short Term Lse-Details: 3 months minimum		
# of Levels: 1			
# of Rooms: 5			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	12'3 x 12'6			x	1	Main	5	Yes
Main	Kitchen	8'6 x 9'4			x	2	Main	2	No
Main	Dining Room	12'3 x 12'2			x	3			
Main	Den	8' x 10'			x	4			
Main	Primary Bedroom	11'2 x 13'			x	5			
					x	6			
					x	7			
					x	8			

Listing Broker(s): **Stonehaus Realty Corp.**

COURT ORDERED SALE. Experience resort-style living at Tsawwassen Springs, a premier master-planned golf community. This rare opportunity in a prestigious concrete building offers a lifestyle of sophisticated comfort and unmatched convenience. Steps from a 137-acre all-season golf course, driving range, and fitness centre. Families are near Cliff Drive Elementary, South Delta Secondary, and the elite Southpointe Academy. This north-facing residence features 9ft ceilings, energy-efficient geothermal heating/cooling, and a spacious balcony to enjoy the views. Includes EV-ready parking. Minutes to Tsawwassen Mills & BC Ferries. Secure your place in this high-demand West Coast destination!



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Active
R3081370

Board: V
Townhouse

128 4738 HEMLOCK WAY

Tsawwassen
Tsawwassen North
V4M 0E3

Residential Attached

\$908,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$908,000
Meas. Type:	Bedrooms: 3	Approx. Year Built: 2022
Frontage(feet):	Bathrooms: 3	Age: 4
Frontage(metres):	Full Baths: 2	Zoning: CD
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$0.00
Sq. Footage: 0.00		For Tax Year:
Flood Plain:	P.I.D.: 031-643-710	Tax Inc. Utilities?:
View: Yes : PANORAMIC MOUNTAIN VIEW		Tour:
Complex / Subdiv: Tsawwassen Landing		
First Nation:		
Services Connctd: Electricity, Septic, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Fibre Cement Board, Other**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Electric**
Fuel/Heating: **Forced Air**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Single, Visitor Parking**
Dist. to Public Transit: **STEPS** Dist. to School Bus: **STEPS**
Title to Land: **Leasehold prepaid-Strata**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: **No** :
Floor Finish: **Mixed**

Legal: **STRATA LOT 29, PLAN EPS7865, DISTRICT LOT 169, GROUP 2, 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 V**

Amenities: **Club House, Exercise Centre, Playground, Pool; Outdoor, Swirlpool/Hot Tub**

Site Influences: **Central Location, Golf Course Nearby, Marina Nearby, Recreation Nearby, Shopping Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	711
Finished Floor (Above):	706
Finished Floor (AbvMain2):	0
Finished Floor (Below):	166
Finished Floor (Basement):	0
Finished Floor (Total):	1,583 sq. ft.
Unfinished Floor:	0
Grand Total:	1,583 sq. ft.

Units in Development: **156**
Exposure: **North**
Mgmt. Co's Name: **Rancho Management Services**
Maint Fee: **\$440.68**
Maint Fee Includes: **Gardening, Management, Recreation Facility, Snow removal**

Tot Units in Strata: **156** Locker: **No**
Storeys in Building: **3**
Mgmt. Co's #: **604-684-4508**
Council/Park Apprv?:

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**

Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed:
Short Term (<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **3**
of Kitchens: **1** # of Rooms: **7**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Below	Foyer	8' x 5'			x	1	Above	4	Yes
Main	Kitchen	14'5 x 12'			x	2	Above	4	No
Main	Dining Room	13' x 12'			x	3	Main	2	No
Main	Living Room	16' x 12'			x	4			
Above	Primary Bedroom	12' x 10'			x	5			
Above	Bedroom	10' x 10'			x	6			
Above	Bedroom	10' x 10'			x	7			
		x			x	8			

Listing Broker(s): **eXp Realty**

Experience luxury living in this rare Owner Occupied 1,583 SF townhome at Tsawwassen Landing. This spacious 3 Bedroom 3 Bathroom residence is perfectly positioned to offer Breathtaking Unobstructed Views of Open Green Fields and lush gardens. The sun drenched Open Concept interior features 9 Foot Ceilings plus a wide living area and a Chef's Kitchen with a Massive 10 Foot Island and Premium Gas Range. The King Sized Primary Retreat includes a walk through closet and a Spa Like Ensuite with a frameless walk in shower. A standout feature is the Huge Attached Garage offering Large Parking plus Extensive Additional Storage. Complete with Air Conditioning and a Private Fenced Yard with Direct Park Access plus Exclusive Entry to Amenities including a Pool, Gym, and Golf Simulator, and More!