



Presented by:
Doc Livingston PREC*

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



Active
R3020046
Board: V
House/Single Family

5566 49 AVENUE

Ladner
Hawthorne
V4K 3N8

Residential Detached

\$1,268,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$1,328,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1973**
Frontage(feet): **66.00** Bathrooms: **3** Age: **52**
Frontage(metres): **20.12** Full Baths: **2** Zoning: **RS-2**
Depth / Size: **100** Half Baths: **1** Gross Taxes: **\$4,749.56**
Lot Area (sq.ft.): **6,600.00** Rear Yard Exp: **South** For Tax Year: **2024**
Lot Area (acres): **0.15** P.I.D.: **002-236-061** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour: **Virtual Tour URL**
View: **No**
Complex/Subdiv: **Hawthorne Subdivision**
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey, Basement Entry**
Construction: **Frame - Wood**
Exterior: **Brick, Stucco**
Foundation: **Concrete Perimeter, Concrete Slab**

Renovations:
of Fireplaces: **2** R.I. Fireplaces: **0**
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt, Fibreglass**

Reno. Year:
Rain Screen: **No**
Metered Water: **No**
R.I. Plumbing: **No**

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**
Parking: **Carport; Single, Garage; Double**
Driveway Finish: **Concrete**
Dist. to Public Transit: **1/2 Blk.** Dist. to School Bus: **1/2 Blk.**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No :Foreclosure**
Fixtures Rmvd: **No :Foreclosure**
Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 539, PLAN NWP43587, DISTRICT LOT 116, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

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

Site Influences: **Central Location, Cul-de-Sac, Paved Road, Recreation Nearby, Shopping Nearby**

Features: **Dishwasher**

Finished Floor (Main):	1,139	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,081	Main	Kitchen	13'10" x 10'10"	Below	Living Room	13'9" x 13'2"	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10' x 9'10"	Below	Bedroom	10'10" x 9'10"	Main 2
Finished Floor (Below):	0	Main	Living Room	15' x 13'5"	Below	Bedroom	10' x 9'4"	Main 4
Finished Floor (Basement):	0	Main	Primary Bedroom	13'7" x 10'5"			x	Below 4
		Main	Other	10'1" x 4'			x	
Finished Floor (Total):	2,220sq. ft.	Main	Bedroom	10'1" x 9'			x	
Unfinished Floor:	0	Main	Bedroom	11'2" x 9'			x	
Grand Total:	2,220sq. ft.	Main	Other	5'5" x 10'1"			x	
		Below	Foyer	13'2" x 6'4"			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Laundry	11' x 8'			x	
		Below	Other	6'6" x 6'6"			x	
		Below	Kitchen	10'3" x 7'			x	
		Below	Eating Area	11'2" x 5'			x	

Suite: **Unauthorized Suite**
Basement: **Full**

Crawl/Bsmt. Height: # of Levels: **2**
of Kitchens: **2** # of Rooms: **16**

Manuf Type: Registered in MHR?:
MHR#: CSA/BCE: PAD Rental:
ByLaw Restrictions: Maint. Fee:

Listing Broker(s): **RE/MAX LIFESTYLES REALTY**

Located in Delta's Hawthorne neighborhood, 5566 49 Avenue sits on a 6,600 sq ft lot and features a 1973-built basement-entry home. The exterior is finished in metal, stucco, and brick. Inside are three bedrooms and three bathrooms, including two bedrooms in the basement with their own entrance. The main floor includes original oak hardwood flooring, an updated kitchen with maple cabinets, and two fireplaces. A wrap-around deck with new surfacing and railings adds outdoor appeal. The property includes a single carport and paved driveway. Zoned RS-2, it's on a quiet residential street close to schools, transit, and shopping. Surrounded by similar detached homes, it's a great option for families or investors seeking a stable, well-located property in a mature area. Tks Luke



Presented by:
Doc Livingston PREC*

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



Active
R3023058
Board: V
House/Single Family

4612 W RIVER ROAD

Ladner
Port Guichon
V4K 1S4

Residential Detached

\$1,365,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,365,000**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2019**
Frontage(feet): **0.00** Bathrooms: **4** Age: **6**
Frontage(metres): Full Baths: **4** Zoning: **RD3**
Depth / Size: Half Baths: **0** Gross Taxes: **\$6,190.29**
Lot Area (sq.ft.): **6,146.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **0.14** P.I.D.: **011-908-831** Tax Inc. Utilities?: **No**
Flood Plain: Tour: **Virtual Tour URL**
View: **Yes: Peek-a-Boo River View**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Glass, Other, Vinyl**
Foundation: **Concrete Perimeter, Concrete Slab**

Renovations:
of Fireplaces: **0** R.I. Fireplaces: **0**
Fireplace Fuel: **None**
Fuel/Heating: **Electric, Forced Air**
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Driveway Finish:
Dist. to Public Transit: **Half Block** Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **Yes :Any tenant fixtures**
Floor Finish: **Laminate, Tile, Carpet**

Legal: **LOT 12, BLOCK 6, PLAN NWP716, DISTRICT LOT 96, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Marina Nearby, Private Yard, Recreation Nearby, Shopping Nearby**

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

Finished Floor (Main):	1,302	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Above	Living Room	11'3 x 9'10	Below	Bedroom	13'1 x 10'1	Floor #Pcs
Finished Floor (AbvMain2):	0	Above	Dining Room	9'10 x 9'9	Below	Bedroom	11'9 x 10'1	Main 4
Finished Floor (Below):	1,222	Above	Kitchen	12'6 x 10'8			x	Main 4
Finished Floor (Basement):	0	Above	Family Room	12'6 x 8'10			x	Above 4
Finished Floor (Total):	2,524sq. ft.	Above	Primary Bedroom	13'9 x 10'10			x	Below 4
Unfinished Floor:	0	Above	Bedroom	10'7 x 10'0			x	
Grand Total:	2,524sq. ft.	Above	Bedroom	10'10 x 9'9			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Foyer	13'2 x 8'2			x	
Suite: Legal Suite		Below	Recreation Room	18'6 x 12'0			x	
Basement: None		Below	Bedroom	12'9 x 9'8			x	
Crawl/Bsmt. Height:	# of Levels: 2	Below	Living Room	13'1 x 6'5			x	
# of Kitchens: 2	# of Rooms: 15	Below	Kitchen	9'5 x 7'4			x	
		Below	Dining Room	9'5 x 5'9			x	
		Manuf Type:		Registered in MHR?:	PAD Rental:			
		MHR#:		CSA/BCE:	Maint. Fee:			
		ByLaw Restrictions:						

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

Modern, bright & well-designed floorplan + great investment potential. Built in 2019, total 6-bed, 4-bath, upstairs: 3 bedroom, downstairs: legal 2-bed LEGAL suite plus 1-bed in-law suite. The sleek kitchen w/ stainless steel appliances, white cabinets + a breakfast nook/family room. Peek-a-boo views of the river. Enjoy the spacious backyard on a 6100+ sqft LOT. Located in family-friendly Ladner, this home is located across the scenic River, where you can walk or bike along trails. Just steps to Ladner Village, local shops, restaurants, cafes, shopping, schools, Delta Hospital + parks. This home is a perfect opportunity for multi-family living or great rental income. Exceptional value—a rare find in today's market! Virtual staged. BC Assessed at \$1,784,000. Call your Realtor!



Presented by:
Doc Livingston PREC*

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



Active
R3019184
Board: V
House/Single Family

5231 1 AVENUE

Tsawwassen
Pebble Hill
V4M 1B4

Residential Detached

\$1,459,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,459,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1976
Frontage(feet): 67.00	Bathrooms: 2	Age: 49
Frontage(metres): 20.42	Full Baths: 2	Zoning: RS1
Depth / Size: 132	Half Baths: 0	Gross Taxes: \$4,879.55
Lot Area (sq.ft.): 8,902.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.20	P.I.D.: 007-392-591	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 1 Storey, Rancher/Bungalow	Total Parking: 6	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Add. Parking Avail., Garage Underbuilding		
Exterior: Stucco	Driveway Finish:		
Foundation: Concrete Slab	Dist. to Public Transit: 1 blk		
	Title to Land: Freehold NonStrata		Dist. to School Bus: 2 blks
Renovations: Partly	Reno. Year: 2010	Property Disc.: Yes	Land Lease Expiry Year:
# of Fireplaces: 1	R.I. Fireplaces:	Fixtures Leased: No	
Fireplace Fuel: Natural Gas	Rain Screen:	Fixtures Rmvd: Yes :Mirror in hallway, Bird bath in front yard	
Fuel/Heating: Baseboard, Electric, Natural Gas	Metered Water:		
Outdoor Area: Fenced Yard, Patio(s) & Deck(s)	R.I. Plumbing:		
Type of Roof: Torch-On	Floor Finish: Hardwood		

Legal: **007-392-591 LOT 107, PLAN NWP44363, SECTION 3, TOWNSHIP 5, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Golf Course Nearby, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Smoke Alarm, Sprinkler - Inground, Storage Shed**

Finished Floor (Main):	1,405	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	16'2 x14'5			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	14'4 x12'5			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	8'9 x8'7			x	Main 4
Finished Floor (Basement):	0	Main	Primary Bedroom	12'2 x11'4			x	
Finished Floor (Total):	1,405sq. ft.	Main	Bedroom	11'6 x9'6			x	
Unfinished Floor:	0	Main	Bedroom	11'7 x10'2			x	
Grand Total:	1,405sq. ft.	Main	Laundry	11'8 x7'9			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Walk-In Closet	7'7 x5'2			x	
				x			x	
				x			x	
				x			x	
				x			x	
Suite: None				x			x	
Basement: None				x			x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 8	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Sutton Group Seafair Realty** **RE/MAX Westcoast**

Beautiful updated rancher in Pebble Hill area in Tsawwassen, this home offers the perfect blend of comfort & outdoor living. Situated on an expansive 8,900 sq ft lot with mature privacy hedging. The meticulously landscaped garden is a private oasis featuring multiple sitting areas, pergola & underground sprinkler system . The rear outdoor space is an entertainer's dream, complete w glass-covered patio, pergola, gazebo, outdoor kitchen & ample space for hosting family & friends. Step inside to a 3 bed home with an open concept living/dining & updated kitchen w thoughtful design. Hardwood flooring, cozy gas f/p & skylights throughout create a bright & inviting atmosphere. Double garage + multiple storage areas! Steps from Diefenbaker Park!!



Presented by:
Doc Livingston PREC*

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



Active
R3027311
Board: V
House/Single Family

4874 11A AVENUE

Tsawwassen
Tsawwassen Central
V4M 1Z4

Residential Detached

\$1,519,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,519,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1964
Frontage(feet): 69.60	Bathrooms: 3	Age: 61
Frontage(metres): 21.21	Full Baths: 2	Zoning: RS-1
Depth / Size: 128.31 feet	Half Baths: 1	Gross Taxes: \$5,598.37
Lot Area (sq.ft.): 8,968.51	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.21	P.I.D.: 003-454-941	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: No :		
Complex/Subdiv: NWP19476		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 1 Storey, Rancher/Bungalow	Total Parking: 7	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Mixed, Wood	Driveway Finish: Asphalt, Concrete		
Foundation: Concrete Perimeter	Dist. to Public Transit: 170 meters	Dist. to School Bus: 550 meters	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations:	Property Disc.: Yes		
# of Fireplaces: 2	R.I. Fireplaces:		
Fireplace Fuel: Natural Gas	Rain Screen:		
Fuel/Heating: Forced Air, Natural Gas	Metered Water:		
Outdoor Area: Fenced Yard, Patio(s)	R.I. Plumbing:		
Type of Roof: Asphalt	Fixtures Leased: No :SOLD AS IS, WHERE IS		
	Fixtures Rmvd: No :SOLD AS IS, WHERE IS		
	Floor Finish: Hardwood, Tile, Vinyl/Linoleum		

Legal: **LOT 170 SECTION 10 TOWNSHIP 5 NEW WESTMINSTER DISTRICT PLAN 19476**

Amenities:

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

Features:

Finished Floor (Main):	2,278	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Primary Bedroom	21' x 19'3'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Bedroom	9'8' x 11'6'			x	Main 2
Finished Floor (Below):	0	Main	Bedroom	11'1' x 13'4'			x	
Finished Floor (Basement):	0	Main	Bedroom	9'8' x 14'			x	
Finished Floor (Total):	2,278sq. ft.	Main	Den	13' x 10'			x	
Unfinished Floor:	0	Main	Dining Room	19'9' x 13'5'			x	Main 3
Grand Total:	2,278sq. ft.	Main	Kitchen	15'5' x 13'6'			x	
		Main	Living Room	15'4' x 22'4'			x	
		Main	Laundry	9'4' x 7'3'			x	Main 4
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
				x			x	
Suite: None				x			x	
Basement: None				x			x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 9	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Keller Williams Ocean Realty**

Exceptionally renovated 2,278 sq.ft. 4 bedroom rancher situated on an almost 9,000 sq.ft. flat, private south lot with almost 2,400 sq.ft. of additional outdoor patios/decks. This exquisite home has an entertainer's delight floorplan; the kitchen with white shaker style cabinets, is located at the front and overlooks the living room with a stately fireplace and skylights flooding the home with natural light. The sunken family room offers French doors leading to the patio. The bedrooms are quietly situated in the 'west wing' of this home. Stunning oak & slate floors throughout and so much more! A true Tsawwassen classic! OPEN HOUSE: Sat August 02, from 2-4pm.



Presented by:
Doc Livingston PREC*

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



Active
R3002763
Board: V
House/Single Family

4523 KING EDWARD PLACE

Ladner
Ladner Elementary
V4K 2R2

Residential Detached

\$1,595,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,670,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1970
Frontage(feet): 39.00	Bathrooms: 4	Age: 55
Frontage(metres): 11.89	Full Baths: 3	Zoning: RD3
Depth / Size:	Half Baths: 1	Gross Taxes: \$5,506.67
Lot Area (sq.ft.): 11,872.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.27	P.I.D.: 006-637-744	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Baseboard, Forced Air**
Outdoor Area: **Balcony(s), Fenced Yard**
Type of Roof: **Other**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus: **Close**
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No**
Fixtures Rmvd: :
Floor Finish: **Laminate, Tile, Carpet**

Legal: **LOT 190, PLAN NWP31917, DISTRICT LOT 115, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Pool; Indoor, Sauna/Steam Room**

Site Influences: **Central Location, Cul-de-Sac, Private Yard**

Features:

Finished Floor (Main):				Floor Type Dimensions				Bathrooms			
3,317				Main Living Room 11'6 x 15'6				Floor #Pcs			
Finished Floor (Above):				Main Dining Room 12'11 x 11'6				Main 2			
Finished Floor (AbvMain2):				Main Primary Bedroom 18'9 x 19'4				Main 4			
Finished Floor (Below):				Main Bedroom 9'9 x 12'1				Above 6			
Finished Floor (Basement):				Main Gym 9'4 x 14'4				Above 3			
Finished Floor (Total):				Main Foyer 10'10 x 15'6							
Unfinished Floor:				Main Laundry 8'6 x 16'4							
Grand Total:				Main Other 45'6 x 27'2							
Flr Area (Det'd 2nd Res):				Above Living Room 16'6 x 15'8							
				Above Dining Room 17'3 x 11'3							
				Above Kitchen 8'4 x 12'1							
Suite: Legal Suite				Above Eating Area 8'11 x 12'1							
Basement: None				Above Primary Bedroom 24'8 x 11'8							
Crawl/Bsmt. Height:				Manuf Type:				Registered in MHR?:			
# of Levels: 2				MHR#:				CSA/BCE:			
# of Kitchens: 1				ByLaw Restrictions:				PAD Rental:			
# of Rooms: 14								Maint. Fee:			

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

Discover this custom-built Spanish-style home in the heart of Ladner, set on an expansive 11,800+ sqft lot. This unique property features 4 bedrooms + 4 bathrooms, offering ample space for family living + entertaining. Enjoy amenities at home, including an indoor swimming pool, private gym area, + sauna. The interior boasts spacious, primary bedrooms rooms and a large backyard perfect for relaxing or entertaining guests. A legal suite on the main floor provides excellent rental income potential. Nestled on a quiet cul-du-sac in a sought-after neighborhood, just minutes from schools, parks, and shopping. Call your realtor for a private showing today!



Presented by:
Doc Livingston PREC*

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



Active
R3012576
Board: V
House with Acreage

3255 72ND STREET

Ladner
East Delta
V4K 3N2

Residential Detached
\$10,400,000 (LP)
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$10,400,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2005**
Frontage(feet): Bathrooms: **7** Age: **20**
Frontage(metres): Full Baths: **6** Zoning: **A1**
Depth / Size: Half Baths: **1** Gross Taxes: **\$23,846.47**
Lot Area (sq.ft.): **0.00** Rear Yard Exp: **West** For Tax Year: **2024**
Lot Area (acres): **57.32** P.I.D.: **024-590-991** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: **Yes: Mountain and Ocean**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Septic, Water**
Sewer Type: **Septic** Water Supply: **City/Municipal**

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Stone, Stucco**
Foundation: **Concrete Perimeter**

Renovations: **Addition**
of Fireplaces: **6** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Geothermal, Hot Water, Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Other**

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

Total Parking: **3** Covered Parking: **3** Parking Access: **Front**
Parking: **Add. Parking Avail., Garage; Triple**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No**
Fixtures Rmvd: **:**
Floor Finish: **Mixed**

Legal: **LOT 3, PLAN LMP43301, SECTION 25, TOWNSHIP 5, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Barn, Club House, Elevator, Garden, Guest Suite, In Suite Laundry, Pool; Outdoor**

Site Influences: **Golf Course Nearby, Private Setting, Private Yard**

Features: **Air Conditioning**

Finished Floor (Main):	10,500	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Living Room	17' x 18'	Above	Library	24' x 8'	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	13' x 12'	Below	Bedroom	14' x 11'	Main	3
Finished Floor (Below):	0	Main	Dining Room	17'8 x 13'	Below	Games Room	24' x 16'	Main	2
Finished Floor (Basement):	0	Main	Nook	11' x 11'	Below	Media Room	17' x 24'	Main	3
		Main	Family Room	20' x 17'	Below	Wine Room	18' x 6'	Below	4
Finished Floor (Total):	10,500sq. ft.	Main	Office	23' x 14'	Below	Family Room	16' x 16'	Above	3
Unfinished Floor:	0	Main	Laundry	8' x 12'	Below	Storage	24' x 15'	Above	3
Grand Total:	10,500sq. ft.	Main	Foyer	13' x 24'			x	Above	3
		Above	Primary Bedroom	16' x 14'			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	16' x 12'			x		
		Above	Bedroom	16' x 12'			x		
Suite: Other		Above	Walk-In Closet	11' x 8'			x		
Basement: Fully Finished		Above	Den	15' x 10'			x		
		Manuf Type:			Registered in MHR?:		PAD Rental:		
Crawl/Bsmt. Height: # of Levels: 3		MHR#:			CSA/BCE:		Maint. Fee:		
# of Kitchens: 1 # of Rooms: 20		ByLaw Restrictions:							

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

An extraordinary and rare opportunity to acquire a premier 57-acre estate in Delta, BC. This one-of-a-kind property offers a luxurious lifestyle and world-class equestrian facilities, perfect for private enjoyment or business ventures. The main residence spans approximately 10,500 sq.ft. across three levels, featuring expansive living spaces and ocean views from the upper floor. The estate also boasts an impressive 28,000+ sq.ft. equestrian center, complete with an indoor riding arena, 30+ horse stalls, and spacious outdoor paddocks. Additional amenities include a 7,000 sq.ft. clubhouse-ideal for entertaining, corporate retreats, or wellness events, and a 1,700+ sq.ft. secondary home for guests or staff. Outdoor highlights include a koi pond, a swimming pool, and a putting green.