



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

eXp Realty  
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**Active**  
**R3020046**  
Board: V  
House/Single Family

**5566 49 AVENUE**

Ladner  
Hawthorne  
V4K 3N8

Residential Detached  
**\$1,188,000** (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: **53**  
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** View: **No** Tour: **Virtual Tour URL**  
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: <b>2 Storey, Basement Entry</b>	Total Parking: <b>2</b> Covered Parking: <b>1</b> Parking Access: <b>Front</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Carport; Single, Garage; Double</b>
Exterior: <b>Brick, Stucco</b>	Driveway Finish: <b>Concrete</b>
Foundation: <b>Concrete Perimeter, Concrete Slab</b>	Dist. to Public Transit: <b>1/2 Blk.</b> Dist. to School Bus: <b>1/2 Blk.</b>
Renovations:	Title to Land: <b>Freehold NonStrata</b> Land Lease Expiry Year:
# of Fireplaces: <b>2</b> R.I. Fireplaces: <b>0</b>	Property Disc.: <b>Yes</b>
Fireplace Fuel: <b>Natural Gas</b>	Rain Screen: <b>No</b> Fixtures Leased: <b>No :Foreclosure</b>
Fuel/Heating: <b>Forced Air, Natural Gas</b>	Metered Water: <b>No</b>
Outdoor Area: <b>Balcny(s) Patio(s) Dck(s)</b>	R.I. Plumbing: <b>No</b> Fixtures Rmvd: <b>No :Foreclosure</b>
Type of Roof: <b>Asphalt, Fibreglass</b>	Floor Finish: <b>Wall/Wall/Mixed</b>

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				Below 4
		Main	Other	10'1 x 4'				
Finished Floor (Total):	2,220sq. ft.	Main	Bedroom	10'1 x 9'				
Unfinished Floor:	0	Main	Bedroom	11'2 x 9'				
Grand Total:	2,220sq. ft.	Main	Other	5'5 x 10'1				
		Below	Foyer	13'2 x 6'4				
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Laundry	11' x 8'				
		Below	Other	6'6 x 6'6				
		Below	Kitchen	10'3 x 7'				
		Below	Eating Area	11'2 x 5'				

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**



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**Active**  
**R3037775**  
Board: V  
House/Single Family

**4523 KING EDWARD PLACE**

Ladner  
Ladner Elementary  
V4K 2R2

Residential Detached  
**\$1,495,000** (LP)  
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,495,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>1970</b>
Frontage(feet): <b>39.00</b>	Bathrooms: <b>4</b>	Age: <b>56</b>
Frontage(metres): <b>11.89</b>	Full Baths: <b>3</b>	Zoning: <b>RD3</b>
Depth / Size:	Half Baths: <b>1</b>	Gross Taxes: <b>\$5,506.67</b>
Lot Area (sq.ft.): <b>11,872.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.27</b>	P.I.D.: <b>006-637-744</b>	Tax Inc. Utilities?:
Flood Plain:	Tour:	
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: <b>2 Storey</b>	Total Parking: <b>4</b>	Covered Parking: <b>2</b>	Parking Access: <b>Front</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Double</b>		
Exterior: <b>Stucco</b>	Driveway Finish:		
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit:	Dist. to School Bus: <b>Close</b>	
Renovations:	Title to Land: <b>Freehold NonStrata</b>	Land Lease Expiry Year:	
# of Fireplaces: <b>2</b>	Property Disc.: <b>No</b>		
R.I. Fireplaces:	Fixtures Leased: <b>No</b>		
Fireplace Fuel: <b>Natural Gas</b>	Fixtures Rmvd: :		
Fuel/Heating: <b>Baseboard, Forced Air</b>	Floor Finish: <b>Laminate, Tile, Carpet</b>		
Outdoor Area: <b>Balcony(s), Fenced Yard</b>			
Type of Roof: <b>Other</b>			

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):	3,317	Floor Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	2,073	<b>Main Living Room</b>	11'6 x 15'6	<b>Above Bedroom</b>		19'3 x 20'0	Floor #Pcs
Finished Floor (AbvMain2):	0	<b>Main Dining Room</b>	12'11 x 11'6			x	<b>Main 2</b>
Finished Floor (Below):	0	<b>Main Primary Bedroom</b>	18'9 x 19'4			x	<b>Main 4</b>
Finished Floor (Basement):	0	<b>Main Bedroom</b>	9'9 x 12'1			x	<b>Above 6</b>
Finished Floor (Total):	5,390sq. ft.	<b>Main Gym</b>	9'4 x 14'4			x	<b>Above 3</b>
Unfinished Floor:	0	<b>Main Foyer</b>	10'10 x 15'6			x	
Grand Total:	5,390sq. ft.	<b>Main Laundry</b>	8'6 x 16'4			x	
Flr Area (Det'd 2nd Res):	sq. ft.	<b>Main Other</b>	45'6 x 27'2			x	
Suite: <b>Legal Suite</b>		<b>Above Living Room</b>	16'6 x 15'8			x	
Basement: <b>None</b>		<b>Above Dining Room</b>	17'3 x 11'3			x	
		<b>Above Kitchen</b>	8'4 x 12'1			x	
		<b>Above Eating Area</b>	8'11 x 12'1			x	
		<b>Above Primary Bedroom</b>	24'8 x 11'8			x	
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:	Registered in MHR?:	PAD Rental:			
# of Kitchens: <b>1</b>	# of Rooms: <b>14</b>	MHR#:	CSA/BCE:	Maint. Fee:			
		ByLaw Restrictions:					

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!**