



Presented by:  
**P.A. 'Doc' Livingston PREC\***  
 eXp Realty  
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**Active**  
**R2383457**

Board: V  
 House/Single Family

**565 SEASHELL DRIVE**

Tsawwassen  
 Boundary Beach  
 V4L 2K9

Residential Detached

**\$1,348,800** (LP)

(SP)



Sold Date: Frontage (feet): **125.00** Original Price: **\$1,448,800**  
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1990**  
 Depth / Size: **38.10** Bathrooms: **3** Age: **29**  
 Lot Area (sq.ft.): **6,426.00** Full Baths: **3** Zoning: **RS8**  
 Flood Plain: Half Baths: **0** Gross Taxes: **\$5,559.67**  
 Rear Yard Exp: **Southwest** For Tax Year: **2018**  
 Council Apprv?: Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **007-707-592**  
 Tour:

View: **Yes: Delta Park Fields**  
 Complex / Subdiv: **Centennial Tides**  
 Services Connected: **Electricity, Water**  
 Sewer Type: **City/Municipal**

Style of Home: **2 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed, Stucco**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations: **Partly** Reno. Year:  
 # of Fireplaces: **2** R.I. Plumbing:  
 Fireplace Fuel: **Natural Gas** R.I. Fireplaces:  
 Water Supply: **City/Municipal** Metered Water:  
 Fuel/Heating: **Hot Water, Natural Gas, Radiant**  
 Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**  
 Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Garage; Double**  
 Dist. to Public Transit: **near** Dist. to School Bus: **near**  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **No**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **No** :  
 Floor Finish: **Mixed**

Legal: **LOT 61, PLAN NWP74816, SECTION 1, TOWNSHIP 5, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Cul-de-Sac, Golf Course Nearby, Greenbelt, Marina Nearby, Private Yard, Recreation Nearby**  
 Features: **Other - See Remarks**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'10 x 21'6			x			x
Main	Dining Room	12' x 12'			x			x
Main	Kitchen	14' x 12'6			x			x
Main	Nook	10' x 10'			x			x
Main	Family Room	12' x 12'			x			x
Main	Laundry	14' x 13'10			x			x
Above	Master Bedroom	17'4 x 14'			x			x
Above	Bedroom	12'9 x 10'4			x			x
Above	Bedroom	12'3 x 10'			x			x
Above	Bedroom	14' x 10'6			x			x

Finished Floor (Main):	<b>1,596</b>	# of Rooms: <b>10</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,395</b>	# of Kitchens: <b>1</b>	1	<b>Main</b>	<b>3</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>2</b>	2	<b>Above</b>	<b>5</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>None</b>	3	<b>Above</b>	<b>3</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>2,991 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	5				Grg Dr Ht:
Grand Total:	<b>2,991 sq. ft.</b>	Basement: <b>None</b>	6				
		Bed not in Basement: <b>4</b>	7				
			8				

Listing Broker(s): **Sutton Group-West Coast Realty**

**Rarely available Centennial Tides Location, back onto open fields. This home offers full privacy w/ beautiful setting on a large lot with SW exposure. Steps to the beach and Golf Course. This updated & custom built home offers almost 3k sq ft of living space with 4 bedrooms on the second floor. Close to amenities, trails, restaurants, shopping, beach, golf course, offers a unique life style! Not to be missed.**



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**Active**  
**R2387736**  
 Board: V  
 House/Single Family

**5183 WINSKILL DRIVE**  
 Tsawwassen  
 Cliff Drive  
 V4M 2C9

Residential Detached  
**\$1,824,000** (LP)  
 (SP)



Sold Date: Frontage (feet): **75.00** Original Price: **\$1,999,900**  
 Meas. Type: **Feet** Bedrooms: **7** Approx. Year Built: **2016**  
 Depth / Size: **133** Bathrooms: **6** Age: **3**  
 Lot Area (sq.ft.): **9,907.00** Full Baths: **5** Zoning: **RS1**  
 Flood Plain: Half Baths: **1** Gross Taxes: **\$6,761.04**  
 Rear Yard Exp: For Tax Year: **2019**  
 Council Apprv?: Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **009-237-526**  
 Tour: **Virtual Tour URL**

View: :  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
 Sewer Type: **City/Municipal**

Style of Home: **2 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Aluminum, Stone**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Natural Gas**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air**  
 Outdoor Area: **Patio(s)**  
 Type of Roof: **Asphalt**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces:  
 Metered Water:

Total Parking: **6** Covered Parking: **2** Parking Access:  
 Parking: **Garage; Double**  
 Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata** Dist. to School Bus:  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **No** :  
 Floor Finish:

Legal: **LOT 75, PLAN NWP24940, SECTION 10, TOWNSHIP 5, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Golf Course Nearby, Recreation Nearby, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'8 x 5'2	Main	Bedroom	9'11 x 8'5	Above	Bedroom	12'6x 10'2
Main	Family Room	29'2 x 19'6	Main	Office	8'1 x 7'5	Above	Walk-In Closet	7'1x 8'6
Main	Living Room	13'0 x 19'8	Main	Wok Kitchen	9'7 x 8'1			x
Main	Living Room	11'6 x 13'3	Main	Flex Room	14'1 x 16'3			x
Main	Kitchen	13'11 x 14'2	Main	Living Room	12'1 x 12'1			x
		x	Main	Foyer	7'9 x 4'5			x
Main	Laundry	11'1 x 9'1	Above	Master Bedroom	23'3 x 12'0			x
Main	Bedroom	11'6 x 9'11	Above	Bedroom	10'11 x 13'10			x
Main	Dining Room	12'1 x 19'8	Above	Bedroom	12'7 x 9'11			x
Main	Kitchen	8'8 x 7'10	Above	Bedroom	14'1 x 13'3			x

Finished Floor (Main):	<b>2,478</b>	# of Rooms:	<b>21</b>	Bath	1	Floor	<b>Main</b>	# of Pieces	<b>3</b>	Ensuite?	<b>No</b>	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Grg Dr Ht:
Finished Floor (Above):	<b>1,494</b>	# of Kitchens:	<b>3</b>	2	<b>Main</b>	<b>3</b>	<b>No</b>					
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>2</b>	3	<b>Main</b>	<b>2</b>	<b>No</b>					
Finished Floor (Basement):	<b>0</b>	Suite:		4	<b>Above</b>	<b>4</b>	<b>Yes</b>					
Finished Floor (Total):	<b>3,972 sq. ft.</b>	Crawl/Bsmt. Height:		5	<b>Above</b>	<b>5</b>	<b>No</b>					
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>7</b>	6	<b>Above</b>	<b>4</b>	<b>No</b>					
Grand Total:	<b>3,972 sq. ft.</b>	Basement: <b>None</b>		7								
				8								

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

**Custom-built, executive home on highly desirable Winskill Drive! Designed by Sarah Gallop, this stunning 2016 residence features endless luxury throughout incl beautiful vaulted ceilings in the stunning great room that is open to the gourmet kitchen incl Wolf & SubZero appliances, rich hardwood floors, glass railings, abundant use of quartz, A/C, video surveillance, exquisite light fixtures and so much more! With 7 bedrooms and 6 bathrooms there is more than enough space in this 3,943 sq.ft. home incl a self contained one bedroom suite. 10,000 sq.ft. lot w covered, vaulted patio showcasing the west facing private backyard backing onto Brandrith Park. Quiet, family friendly street with virtually no traffic and located only minutes to schools & countless amenities.**



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**Active**  
**R2390428**  
 Board: V  
 House/Single Family

**767 GLENWOOD DRIVE**  
 Tsawwassen  
 English Bluff  
 V4M 2J7

Residential Detached  
**\$2,650,000** (LP)  
 (SP)



Sold Date:  
 Meas. Type: **Feet**  
 Depth / Size: **0**  
 Lot Area (sq.ft.): **13,948.95**  
 Flood Plain:  
 Rear Yard Exp: **West**  
 Council Apprv?:  
 If new, GST/HST inc?:

Frontage (feet): **0.00**  
 Bedrooms: **5**  
 Bathrooms: **6**  
 Full Baths: **6**  
 Half Baths: **0**

Original Price: **\$2,700,000**  
 Approx. Year Built: **1973**  
 Age: **46**  
 Zoning: **RS1-SF**  
 Gross Taxes: **\$14,099.06**  
 For Tax Year: **2019**  
 Tax Inc. Utilities?: **No**  
 P.I.D.: **006-603-068**  
 Tour:

View: **Yes: 180 DEGREE OCEAN VIEW**  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**  
 Sewer Type: **City/Municipal**

Style of Home: **2 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed, Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen: **No**  
 Renovations: **Other**  
 # of Fireplaces: **0**  
 Fireplace Fuel: **Other**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Natural Gas, Other**  
 Outdoor Area: **Patio(s) & Deck(s), Sundeck(s)**  
 Type of Roof: **Other, Torch-On**

Total Parking: **5** Covered Parking: **3** Parking Access: **Front**  
 Parking: **Garage; Triple, Open**

Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**  
 Title to Land: **Freehold NonStrata**

Property Disc.: **No**  
 PAD Rental:  
 Fixtures Leased: **No : SOLD AS IS WHERE IS AT POSSESSION**  
 Fixtures Rmvd: **: SOLD AS IS WHERE IS AT POSSESSION**  
 Floor Finish: **Mixed, Other**

Legal: **LOT 424 SECTION 4 TOWNSHIP 5 NEW WESTMINSTER DISTRICT PLAN 31449**

Amenities:

Site Influences: **Private Setting, Recreation Nearby, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	10'0 x 10'0	Above	Laundry	6'6 x 5'6			x
Main	Kitchen	15'0 x 20'0			x			x
Main	Dining Room	16'0 x 12'0			x			x
Main	Family Room	16'8 x 16'0			x			x
Main	Master Bedroom	20'0 x 14'0			x			x
Main	Bedroom	10'0 x 12'0			x			x
Above	Master Bedroom	16'0 x 14'0			x			x
Above	Bedroom	19'0 x 13'0			x			x
Above	Bedroom	12'5 x 12'0			x			x
Above	Media Room	11'5 x 25'0			x			x

Finished Floor (Main):	<b>1,901</b>	# of Rooms: <b>11</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,752</b>	# of Kitchens: <b>1</b>	1	<b>Main</b>	<b>3</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>2</b>	2	<b>Above</b>	<b>4</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>None</b>	3	<b>Above</b>	<b>4</b>	<b>Yes</b>	Pool:
Finished Floor (Total):	<b>3,653 sq. ft.</b>	Crawl/Bsmt. Height:	4	<b>Above</b>	<b>4</b>	<b>Yes</b>	Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	5	<b>Main</b>	<b>4</b>	<b>No</b>	Grg Dr Ht:
Grand Total:	<b>3,653 sq. ft.</b>	Basement: <b>None</b>	6	<b>Main</b>	<b>4</b>	<b>Yes</b>	
		Beds not in Basement: <b>5</b>	7				
			8				

Listing Broker(s): **Royal LePage West R.E.S.**

**WOW!!! WHAT POTENTIAL HERE. Absolutely amazing lot with 180 degree Ocean view to the West, includes the spectacular sunset views and Vancouver Island in the distance. So much privacy as well from this lot. Home is under a major remodel but construction was abandoned and its up to you to finish, but when its done-WOW!!! Layout is an open concept with 2 storey ceilings, suspended staircase, floor to ceiling windows. 3 car garage, double door entry, sundecks on the upper floor plus so much more. Most rooms are at open framing stage, exterior is mostly done. So much potential.**