



Presented by:  
**Luis Ayala PREC\***

Sutton Group West Coast Realty  
Phone: 604-551-4418 Cell: 604-551-4418  
Email: [layala@sutton.com](mailto:layala@sutton.com)  
Website: [www.luisayala.ca](http://www.luisayala.ca)



Tsawwassen, Tsawwassen Central

MLS# V1060391

Residential Attached

# 167 5421 10TH AV, V4M 3T9

Active



List Price:	\$409,500	Previous Price:	
		Original Price:	\$409,500
Subdiv/Complex: SUNDIAL			
Frontage:		Approx Yr Blt:	1977
Depth/Size:		PID:	001-424-963
Lot SqFt:	0	Type:	Townhouse
Exposure:		Age at List Date:	37
Stories in Bldg:		Zoning:	LU74
Flood Plain:	No	Bedrooms:	3
Meas. Type:		Bathrooms:	2
Fixtures Lsd:		Taxes:	\$2,150 (2013)
Fixt Removed:	Y - APPLIANCES	If New GST/HST Incl:	
View:	N	Tax Incl Utils:	No
		Apprvl Req:	

Style of Home:	2 Storey, End Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Slab	Parking Facilities:	Garage; Underground, Visitor Parking		
Exterior:	Wood				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	84
Flooring:		Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Wood	Mortgage Info:	\$0		
Outdoor Area:	Patio(s)				
Mngmt Co:	WYNFORD GROUP	Property Disclosure:	N - NEVER LIVED IN THE PROPERTY		
Mngmt Ph:	604-261-0285	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Not Allowed		
Maint Fee:	\$295.34				

Maint Charge Incl: Gardening, Garbage Pickup, Management, Recreation Facility, Snow removal

Legal: PL NWS564 LT 84 LD 36 SEC 10 TWP 5 STRATA LOT AS  
Amenities: Club House, In Suite Laundry, Recreation Center, Storage  
Features Incl:

Site Influences: Central Location, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	18'8 X 14'4						
Main F.	Kitchen	8'2 X 8'2						
Main F.	Dining	14'4 X 10'10						
Main F.	Laundry	5'7 X 3'2						
Above	Master Bedroom	13'8 X 11'4						
Above	Bedroom	10'2 X 10'4						
Above	Bedroom	10' X 8'2						

Floor Area (SqFt):		Total # Rooms:	7	Bathrooms	
Finished Floor Area Main:	752	Finished Levels:	2	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	689	Basement Area:	None	2	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,441	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,441			8	

Listing Broker(s): (1) Century 21 Coastal Realty Ltd.

"SUNDIAL"! Bright, Spacious 2 level End unit townhome has 3 bedrooms, 2 bathrooms and a private fenced courtyard with sunny SW exposure. This great starter home has many updates including granite counters in kitchen & in both bathrooms, windows, closet organizers and a newer hot water tank. A cozy wood-burning river rock fireplace, a storage locker and a secure underground parking stall. Fantastic location next to green space, walking distance to Tsawwassen Town Centre, recreation and transportation. CALL TODAY for your private viewing.