



Presented by:
Michele Cummins - PREC

RE/MAX Little Oak Realty (Mission)
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Active
R2383457
Board: V
House/Single Family

565 SEASHELL DRIVE

Tsawwassen
Boundary Beach
V4L 2K9

Residential Detached

\$1,248,000 (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**
of Fireplaces: **2**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Hot Water, Natural Gas, Radiant**
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

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

Metered Water:

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):	1,596	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,395	# of Kitchens: 1	1	Main	3	No	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Above	5	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite: None	3	Above	3	No	Pool:
Finished Floor (Total):	2,991 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 0	5				Grg Dr Ht:
Unfinished Floor:	0	Basement: None	6				
Grand Total:	2,991 sq. ft.		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
R2407995
Board: V
House/Single Family

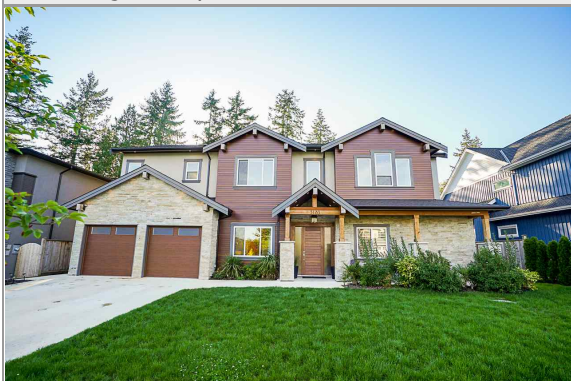
5183 WINSKILL DRIVE

Tsawwassen
Cliff Drive
V4M 2C9

Residential Detached

\$1,799,900 (LP)

(SP)



Sold Date:	Frontage (feet):	75.00	Original Price: \$1,799,900
Meas. Type: Feet	Bedrooms:	6	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: No	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:

View: **No :**

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: **Mixed, Stone**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air**
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

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

Metered Water:

Total Parking: **6** Covered Parking: **2** Parking Access:
Parking: **Add. Parking Avail., 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: **Hardwood, Mixed**

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

Amenities: **In Suite Laundry**

Site Influences:
Features:

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

Finished Floor (Main): **2,478**
Finished Floor (Above): **1,494**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **3,972 sq. ft.**

Unfinished Floor: **0**
Grand Total: **3,972 sq. ft.**

of Rooms: **20**
of Kitchens: **2**
of Levels: **2**
Suite: **Legal Suite**
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **6**
Basement: **Full**

Bath	Floor	# of Pieces	Ensuite?
1	Main	3	No
2	Main	3	No
3	Main	2	No
4	Above	4	Yes
5	Above	5	No
6	Above	5	No
7			
8			

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Grg Dr Ht:

Listing Broker(s): **RE/MAX Little Oak Realty (Surrey)**

Court Ordered Sale. Executive 6 bed / 6 bath home in one of the quintessential neighborhoods of sunny Tsawwassen. This stunning Sarah Gallop designed home features exquisite finishings, huge vaulted ceilings with a great room plan that overlooks a stunning chef's kitchen featuring Quartz countertops, WOLF and SUBZERO appliances. A glass railing leads you upstairs to 4 generous sized bedrooms including an oversized master with a spa inspired ensuite. Additionally, the home features a flex room which can be easily converted to a 5'th bedroom. Other highlights include custom lighting fixtures, central A/C, video surveillance and much more. All this is enveloped around a sunny WEST facing backyard for year round entertaining. This gorgeous home is also fitted with a 1 bedroom side suite.



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Active
R2415079
Board: V
House/Single Family

767 GLENWOOD DRIVE

Tsawwassen
English Bluff
V4M 2J7

Residential Detached

\$2,550,000 (LP)

(SP)



Sold Date: Frontage (feet): **90.37** Original Price: **\$2,550,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1973**
Depth / Size: **171.35** Bathrooms: **6** Age: **46**
Lot Area (sq.ft.): **13,961.00** Full Baths: **6** Zoning: **RS1**
Flood Plain: Half Baths: **0** Gross Taxes: **\$14,099.06**
Rear Yard Exp: **West** For Tax Year: **2019**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **006-603-068**
Tour: **Virtual Tour URL**

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: **Metal, Wood**
Foundation: **Concrete Perimeter**
Rain Screen: **No**
Renovations:
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: **Torch-On**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces: **2**

Metered Water:

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.: **Yes**
PAD Rental:
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Mixed**

Legal: **006-603-068 LOT 424, PLAN NWP31449, SECTION 4, TOWNSHIP 5, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	10' x 10'	Above	Laundry	6'6 x 5'6			x
Main	Dining Room	16' x 12'			x			x
Main	Kitchen	15' x 20'			x			x
Main	Family Room	18' x 11'			x			x
Main	Master Bedroom	20' x 14'			x			x
Main	Bedroom	10' x 12'			x			x
Above	Bedroom	19' x 13'			x			x
Above	Master Bedroom	16' x 14'			x			x
Above	Bedroom	12'5 x 12'			x			x
Above	Media Room	11'5 x 25'			x			x
Finished Floor (Main):	1,901	# of Rooms: 11	Bath	Floor	# of Pieces	Ensuite?	Outbuildings	
Finished Floor (Above):	1,752	# of Kitchens: 1	1	Main	3	Yes	Barn:	
Finished Floor (Below):	0	# of Levels: 2	2	Above	4	Yes	Workshop/Shed:	
Finished Floor (Basement):	0	Suite:	3	Above	4	Yes	Pool:	
Finished Floor (Total):	3,653 sq. ft.	Crawl/Bsmt. Height:	4	Above	4	Yes	Garage Sz:	
Unfinished Floor:	0	Beds in Basement: 0	5	Main	4	No	Grg Dr Ht:	
Grand Total:	3,653 sq. ft.	Basement: None	6	Main	4	Yes		
			7					
			8					

Listing Broker(s): **Sutton Group Seafair Realty**

An OPPORTUNITY like this may only come once in a life time. One of only a handful of unobstructed view properties on English Bluff and this is without a question one of the most incredible ocean view lots. Not only are the unobstructed views of the Gulf Islands spectacular but the flat level 13,961 square foot private lot currently boasts a home of over 3600 square feet under remodel just waiting for your finishes! Or build your luxury dream home of 5185 square feet. Bring your design team and fulfil your dreams! Don't miss out!