

**Active**  
**R2421376**  
 Board: V, Detached  
 House/Single Family

## 950 53A STREET

Tsawwassen  
 Tsawwassen Central  
 V4M 3C9

**\$749,000** (LP)  
 (SP)



Days on Market: **49** List Date: **11/21/2019** Expiry Date: **2/29/2020**  
 Previous Price: **\$0** Original Price: **\$749,000** Sold Date:  
 Meas. Type: **Feet** Frontage (feet): **70.00** Approx. Year Built: **1967**  
 Depth / Size: **243** Frontage (metres): **21.34** Age: **53**  
 Lot Area (sq.ft.): **17,255.00** Bedrooms: **5** Zoning: **RS1**  
 Flood Plain: **No** Bathrooms: **3** Gross Taxes: **\$3,302.79**  
 Council Apprv?: Full Baths: **2** For Tax Year: **2019**  
 Rear Yard Exp: Half Baths: **1** Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **002-586-266**  
 View: : Tour:  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**  
 Sewer Type: **City/Municipal**

Style of Home: <b>Basement Entry</b>	Total Parking: Covered Parking: Parking Access:
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Double</b>
Exterior: <b>Mixed</b>	Dist. to Public Transit: Dist. to School Bus:
Foundation: <b>Concrete Perimeter</b>	CSA/BCE: Title to Land: <b>Freehold NonStrata</b>
Rain Screen:	Reno. Year: Seller's Interest: <b>Court Ordered Sale</b>
Renovations:	Property Disc.: <b>No : COURT ORDER SALE</b>
# of Fireplaces: <b>1</b>	PAD Rental:
Fireplace Fuel: <b>Natural Gas</b>	Fixtures Leased: <b>No :</b>
Water Supply: <b>City/Municipal</b>	Fixtures Rmvd: :
Fuel/Heating: <b>Forced Air, Natural Gas</b>	Registered:
Outdoor Area: <b>Patio(s) &amp; Deck(s)</b>	Floor Finish:
Type of Roof: <b>Asphalt</b>	

Legal: **LOT 213, PLAN NWP26624, SECTION 10, TOWNSHIP 5, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences:

Features:

Municipal Charges  
 Garbage:  
 Water:  
 Dyking:  
 Sewer:  
 Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Living Room	18' x 15'11	Main	Storage	7'1 x 12'3			x
Below	Dining Room	10'2 x 12'3	Main	Bedroom	14'6 x 7'11			x
Above	Kitchen	11'5 x 14'5	Main	Foyer	9'8 x 6'4			x
Above	Master Bedroom	11'9 x 12'3			x			x
Above	Bedroom	11'9 x 9'0			x			x
Above	Bedroom	9'2 x 11'11			x			x
Main	Recreation	18'1 x 10'1			x			x
Main	Bedroom	14'1 x 13'5			x			x
Main	Storage	9'1 x 6'2			x			x
Main	Laundry	6'3 x 12'3			x			x

Finished Floor (Main): <b>1,238</b>	# of Rooms: <b>13</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>1,300</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>Below</b>	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	Suite: <b>None</b>	3	<b>Main</b>	<b>2</b>	<b>No</b>	Pool:
Finished Floor (Total): <b>2,538 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
	Beds in Basement: <b>0</b>	5				Grg Door Ht:
Unfinished Floor: <b>0</b>	Basement: <b>Full</b>	6				
Grand Total: <b>2,538 sq. ft.</b>	Beds not in Basement: <b>5</b>	7				
		8				

List Broker 1: **Park Georgia Realty Ltd. - Office: 604-421-7275**

List Desig Agt 1: **Romeo Di Pietra - Phone: 604-250-3547**

List Desig Agt 2:

Sell Broker 1:

Sell Sales Rep 1:

Owner: **RYAN MORTGAGE INCOME FUND INC.**

Commission: **3% ON FIRST \$100,000/1% ON BALANCE**

List Broker 2:

3: **romeo@romeorealty.com**

Appointments: **Touchbase**

Call: **ROMEO**

Phone: **604-250-3547**

Occupancy: **Owner**

Realtor Remarks: **Court Order Sale, all offers subject to Court approval, schedule "A" forms part of purchase and sale agreement. All measurements are approx. Buyer to verify if deemed important. OPEN HOUSE SUNDAY JANUARY 19TH 2:00 - 4:00 PM. Court Date: January 28th @ 9:45am; Court Room 418, New West 650 Carnarvon.**

**Court Order Sale, basement entry home, 17255 square foot lot. Huge deck overlooking back yard, House in need of tender loving care. Allow time for showings. OPEN HOUSE SUNDAY JANUARY 19TH 2:00 - 4:00 PM. Court Date Set.**

Active

R2420192

Board: V , Detached

House/Single Family

1360 BEACH GROVE ROAD

Tsawwassen

Beach Grove

V4L 1N6

\$1,659,999 (LP)

(SP)

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Days on Market: 56

Previous Price: \$0

Meas. Type: Feet

Depth / Size: 120

Lot Area (sq.ft.): 5,070.00

Flood Plain: No

Council Apprv?:

Rear Yard Exp:

If new, GST/HST inc?:

View: Yes: Boundary Bay and Mt Baker

Complex / Subdiv:

Services Connected: Electricity, Water

Sewer Type: City/Municipal

List Date: 11/14/2019

Original Price: \$1,659,999

Frontage (feet): 50.00

Frontage (metres): 15.24

Bedrooms: 4

Bathrooms: 3

Full Baths: 2

Half Baths: 1

P.I.D.: 008-716-544

Tour: Virtual Tour URL

Expiry Date: 3/14/2020

Sold Date:

Approx. Year Built: 1985

Age: 34

Zoning: RM1

Gross Taxes: \$4,767.00

For Tax Year: 2018

Tax Inc. Utilities?: No

Style of Home: 2 Storey

Construction: Frame - Wood

Exterior: Wood

Foundation: Concrete Slab

Rain Screen:

Renovations:

# of Fireplaces: 2

Fireplace Fuel: Natural Gas

Water Supply: City/Municipal

Fuel/Heating: Natural Gas

Outdoor Area: Patio(s) & Deck(s)

Type of Roof: Wood

CSA/BCE:

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

Metered Water:

Total Parking: 6

Covered Parking: 2

Parking Access: Front

Parking: Add. Parking Avail., Garage; Double

Dist. to Public Transit:

Dist. to School Bus:

Title to Land: Freehold NonStrata

Seller's Interest: Court Ordered Sale

Property Disc.: No : Court Order

PAD Rental:

Fixtures Leased: No :

Fixtures Rmvd: No : Court order

Registered:

Floor Finish:

Legal: LOT 32 BLOCK 1 SECTION 11 TOWNSHIP 5 NEW WESTMINSTER DISTRICT PLAN 4746

Amenities:

Site Influences: Golf Course Nearby, Waterfront Property

Features:

Municipal Charges

Garbage:

Water:

Dyking:

Sewer:

Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'9 x 17'	Above	Bedroom	12'10 x 11'11			x
Main	Kitchen	12'10 x 12'9	Above	Bedroom	13'10 x 12'4			x
Main	Nook	11'6 x 10'	Above	Bedroom	14'5 x 10'11			x
Main	Dining Room	12'10 x 10'8	Above	Storage	13'3 x 5'6			x
Main	Master Bedroom	14'6 x 14'	Above	Storage	7'8 x 6'3			x
Main	Walk-In Closet	16'6 x 7'4			x			x
Main	Office	7'7 x 7'2			x			x
Main	Laundry	13'1 x 5'6			x			x
Main	Wine Room	9'11 x 4'10			x			x
Main	Storage	16'7 x 10'			x			x

Finished Floor (Main): 1,770

Finished Floor (Above): 1,027

Finished Floor (Below): 0

Finished Floor (Basement): 0

Finished Floor (Total): 2,797 sq. ft.

Unfinished Floor: 0

Grand Total: 2,797 sq. ft.

# of Rooms: 15

# of Kitchens: 1

# of Levels: 2

Suite: None

Crawl/Bsmt. Height:

Beds in Basement: 0

Basement: None

Beds not in Basement: 4

Bath

Floor

# of Pieces

Ensuite?

Outbuildings

1 Main 2 No

2 Main 4 No

3 Above 4 No

4

5

6

7

8

Barn:

Workshop/Shed:

Pool:

Garage Sz:

Grg Door Ht:

List Broker 1: RE/MAX Colonial Pacific Realty - Office: 604-541-4888

List Desig Agt 1: Mike Sidhu - PREC - Phone: 604-541-4888

List Desig Agt 2:

Sell Broker 1:

Sell Sales Rep 1:

Owner: Bailey Ventruess Inc. and Welwyn Capital Corp. & c/o Brian C Markus Law Corporation

Commission: 3.22% OF THE 1ST \$100,000 AND .85% ON THE BALANCE

List Broker 2: mikesidhu@remax.net

Appointments: Touchbase

Call: Mike or TB

Phone: 604-831-2500

Occupancy: Vacant

Realtor

Remarks:

SUBJECT TO COURT APPROVAL. TB or call Mike at 604-831-2500. Measurements approx. buyers would need to verify if important. Court Ordered Sale Schedule A req with all offers, email mikesidhuteam@gmail.com. Allow min 48 hours for offers accepted. SOLD "as is where is"

View of Ocean and mountains.....2800 sq. ft. Home in Tsawwassen on 5070 sq ft lot. Great layout with Master on the main and large ensuite. Additional bedrooms upstairs with extra storage. Attached double car garage with lots of street parking. Located close to schools, golf courses, Tsawwassen Mills & Commons Shopping Centre & all amenities.

Active

R2407995

Board: V , Detached

House/Single Family

5183 WINSKILL DRIVE

Tsawwassen

Cliff Drive

V4M 2C9

\$1,799,900 (LP)

(SP)

Days on Market: 108

Previous Price: \$0

Meas. Type: Feet

Depth / Size: 133

Lot Area (sq.ft.): 9,907.00

Flood Plain: No

Council Apprv?:

Rear Yard Exp:

If new, GST/HST inc?:

View: No :

Complex / Subdiv:

List Date: 9/23/2019

Original Price: \$1,799,900

Frontage (feet): 75.00

Frontage (metres): 22.86

Bedrooms: 6

Bathrooms: 6

Full Baths: 5

Half Baths: 1

Approx. Year Built: 2016

Age: 3

Zoning: RS1

Gross Taxes: \$6,761.04

For Tax Year: 2019

Tax Inc. Utilities?: No

P.I.D.: 009-237-526

Tour:

Expiry Date: 4/30/2020

Sold Date:

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

CSA/BCE:

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

Metered Water:

Total Parking: 6

Covered Parking: 2

Parking Access: Add. Parking Avail., Garage; Double

Dist. to Public Transit:

Dist. to School Bus:

Title to Land: Freehold NonStrata

Seller's Interest: Court Ordered Sale

Property Disc.: Yes:

PAD Rental:

Fixtures Leased: No :

Fixtures Rmvd: No :

Registered:

Floor Finish: Hardwood, Mixed

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

Amenities: In Suite Laundry

Site Influences:

Features:

Municipal Charges

Garbage:

Water:

Dyking:

Sewer:

Other:

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

Basement: Full

Beds not in Basement: 6

Bath

Floor

# of Pieces

Ensuite?

Outbuildings

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

Barn:

Workshop/Shed:

Pool:

Garage Sz:

Grg Door Ht:

List Broker 1: RE/MAX Little Oak Realty (Surrey) - Office: 778-565-1397

List Broker 2: info@sellingwestcoast.ca

List Desig Agt 1: Prateek Singh - PREC - Phone: 778-565-1397

List Desig Agt 2: 3:

Sell Broker 1:

Sell Sales Rep 1: 2: 3:

Owner: Coast Capital Savings Federal Credit Union & pursuant to court order # 214405

Commission: 3.22% ON 1'ST \$100,000 AND 1% ON BALANCE

Appointments: Touchbase

Call: Prateek

Phone: 604-720-0031

Occupancy: Tenant

Realtor

Remarks:

Buyer to verify all measurements. Court ordered sale. Sold 'as is, where is'. Schedule A must accompany an offer. Please email listing agent at info@sellingwestcoast.ca for detailed package prior to writing an offer.

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.



Active

R2415079

Board: V , Detached

House/Single Family

767 GLENWOOD DRIVE

Tsawwassen

English Bluff

V4M 2J7

\$2,550,000 (LP)

(SP)

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Days on Market: 80

Previous Price: \$0

Meas. Type: Feet

Depth / Size: 171.35

Lot Area (sq.ft.): 13,961.00

Flood Plain:

Council Apprv?:

Rear Yard Exp: West

If new, GST/HST inc?:

View: Yes : 180 Degree Ocean View

Complex / Subdiv:

List Date: 10/21/2019

Original Price: \$2,550,000

Frontage (feet): 90.37

Frontage (metres): 27.54

Bedrooms: 5

Bathrooms: 6

Full Baths: 6

Half Baths: 0

Approx. Year Built: 1973

Age: 47

Zoning: RS1

Gross Taxes: \$14,099.06

For Tax Year: 2019

Tax Inc. Utilities?: No

P.I.D.: 006-603-068

Tour: Virtual Tour URL

Expiry Date: 5/30/2020

Sold Date:

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

CSA/BCE:

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

Seller's Interest: Court Ordered Sale

Property Disc.: Yes: SOLD AS IS WHERE IS AT POSSESSION

PAD Rental:

Fixtures Leased: No :

Fixtures Rmvd: No :

Registered:

Floor Finish: Mixed

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

Municipal Charges

Amenities:

Garbage:

Water:

Dyking:

Sewer:

Other:

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:
	Beds in Basement: 0	5	Main	4	No	Grg Door Ht:
	Basement: None	6	Main	4	Yes	
		7				
		8				

List Broker 1: Sutton Group Seafair Realty - Office: 604-943-3110

List Broker 2: info@realestateindelta.com

List Desig Agt 1: Scott Walker PREC\* - Phone: 604-338-6414

3:

List Desig Agt 2:

3:

Sell Broker 1:

3:

Sell Sales Rep 1:

2:

3:

Owner: VANMORTGAGE CAPITAL GP CORPORATION

Commission: 3.25% ON THE 1ST \$100,000/1.1625% PN THE BALANCE

Appointments: Touchbase

Call: Darlene

Phone: 604-616-2035

Occupancy: Vacant

Realtor

Remarks:

Measurements are approximate buyer to verify if important. Please use Touchbase for all showings and next days notice. \*\*Disclosure of team in documents must be included in all offers\*\* COURT ORDER SALE call for Schedule A which must accompany all offers! No power/daytime showings only.

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!

RED Full Realtor

The enclosed information, while deemed to be correct, is not guaranteed. PREC\* indicates 'Personal Real Estate Corporation'.

01/09/2020 03:38 PM