



Presented by:
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Active
R2491779
Board: V
House/Single Family

338 ROSEHILL WYND

Tsawwassen
Pebble Hill
V4M 3L9

Residential Detached

\$1,349,000 (LP)
(SP)



Sold Date: Frontage (feet): **65.00** Original Price: **\$1,349,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1990**
Depth / Size: **100** Bathrooms: **3** Age: **30**
Lot Area (sq.ft.): **6,566.00** Full Baths: **3** Zoning: **RS5**
Flood Plain: **Exempt** Half Baths: **0** Gross Taxes: **\$5,335.64**
Rear Yard Exp: **Northwest** For Tax Year: **2020**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **008-748-411**
Tour:

View: **Yes: OCEAN, MOUNTAINS**

Complex / Subdiv:

Services Connected: **Electricity, Water**

Sewer Type: **City/Municipal**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **3**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Other**

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: **LT 16 SEC 3 TWP 5 PL 76027**

Amenities: **Storage**

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

Features: **Other - See Remarks**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'10 x 13'	Below	Recreation	12' x 24'4			x
Main	Dining Room	12' x 11'2	Below	Playroom	12'6 x 16'			x
Main	Kitchen	13'2 x 12'	Below	Laundry	5'1 x 9'6			x
Main	Eating Area	8'9 x 8'	Below	Bedroom	20'5 x 12'8			x
Main	Family Room	16'9 x 16'	Below	Bedroom	16'2 x 9'5			x
Main	Master Bedroom	16' x 13'8	Below	Games Room	15'11 x 16'9			x
Main	Bedroom	11'4 x 10'2	Below	Flex Room	9'5 x 13'9			x
Main	Bedroom	11'3 x 10'1	Below	Other	8'0 x 10'6			x
Main	Foyer	13'10 x 8'1			x			x
Above	Recreation	20'5 x 16'8			x			x

Finished Floor (Main):	2,175	# of Rooms: 18	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	523	# of Kitchens: 1	1	Main	4	Yes	Barn:
Finished Floor (Below):	2,153	# of Levels: 2	2	Main	3	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3	Below	3	No	Pool:
Finished Floor (Total):	4,851 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 0	5				Grg Dr Ht:
Unfinished Floor:	0	Basement: Full, Fully Finished	6				
Grand Total:	4,851 sq. ft.		7				
			8				

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

Amazing rarely available home in popular Pebble Hill. SPECTACULAR views of Boundary Bay & Mnt Baker from almost every room, in a cul-de-sack. Very well kept, great layout for a bigger family. Updates from 2016 include: roof, hot water tank, furnace. Lower floor is perfect for entertainment & extended family or in law suite of needed.