



Presented by:
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Active
R2383760

Board: V
1/2 Duplex

1205 BEACH GROVE ROAD

Tsawwassen
Beach Grove
V4L 1N5

Residential Attached

\$708,000 (LP)

(SP)



Sold Date:
Meas. Type:
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00**
Flood Plain:
Council Apprv?:
Exposure:
If new, GST/HST inc?:
Mgmt. Co's Name:
Mgmt. Co's Phone:
View:
Complex / Subdiv:
Services Connected:
Sewer Type:

Frontage (feet):
Frontage (metres):
Bedrooms: **4**
Bathrooms: **2**
Full Baths: **1**
Half Baths: **1**
Maint. Fee:

Original Price: **\$749,000**
Approx. Year Built: **1972**
Age: **47**
Zoning: **RM1**
Gross Taxes: **\$3,094.36**
For Tax Year: **2018**
Tax Inc. Utilities?: **No**
P.I.D.: **001-943-812**
Tour: **Virtual Tour URL**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel:
Fuel/Heating: **Forced Air**
Outdoor Area: **Balcony(s)**
Type of Roof: **Tar & Gravel, Torch-On**

Reno. Year:
R.I. Plumbing:
Metered Water:
R.I. Fireplaces:
of Fireplaces: **0**

Total Parking: Covered Parking:
Parking: **Garage; Double**
Dist. to Public Transit:
Units in Development:
Title to Land: **Freehold NonStrata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Mixed**

Parking Access:
Locker:
Dist. to School Bus:
Total Units in Strata:

Maint Fee Inc:

Legal: **001-943-812 STRATA LOT 1, PLAN NWS1767, SECTION 11, TOWNSHIP 5, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities:

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8'3 x 9'9			x			x
Main	Dining Room	8'7 x 7'6			x			x
Main	Living Room	20'6 x 12'3			x			x
Main	Master Bedroom	14' x 10'10			x			x
Main	Bedroom	11' x 10'8			x			x
Main	Bedroom	10'10 x 9'4			x			x
Below	Bedroom	15' x 12'3			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,109	# of Rooms: 7	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Above	4	No	Barn:
Finished Floor (Below):	767	Restricted Age:			2	Main	2	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	1,876 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaws:			5				Grg Dr Ht:
Grand Total:	1,876 sq. ft.	Basement: None			6				
					7				
					8				

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

Sutton Group Seafair Realty

Bring your renovation ideas. 1/2 duplex located across the street from Beach Grove Golf Course and Boundary Bay dike. This 1,876 sqft home sits on a private 5,445 sqft lot and has a 37' X 14' attached garage with 11' height door plus another attached garage 26' X 17'. Great location perfect for outdoor enthusiasts.



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Active
R2400039

Board: V
Apartment/Condo

105 4747 54A STREET

Ladner
Delta Manor
V4K 2Z9

Residential Attached

\$395,000 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$395,000
Meas. Type:	Frontage (metres):	Approx. Year Built: 1997
Depth / Size (ft.):	Bedrooms: 1	Age: 22
Lot Area (sq.ft.): 0.00	Bathrooms: 1	Zoning: CD246
Flood Plain:	Full Baths: 1	Gross Taxes: \$1,571.97
Council Apprv?: No	Half Baths: 0	For Tax Year: 2019
Exposure:	Maint. Fee: \$292.81	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 023-817-178
Mgmt. Co's Name: Wynford Group		Tour: Virtual Tour URL
Mgmt. Co's Phone: 604-261-0285		
View: :		
Complex / Subdiv: Adlington Court		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal		

Style of Home: **End Unit**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:

Metered Water:
R.I. Fireplaces:
of Fireplaces: **1**

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
Parking: **Garage Underbuilding, Visitor Parking**
Locker: **N**
Dist. to Public Transit:
Units in Development: **63** Dist. to School Bus:
Title to Land: **Freehold Strata** Total Units in Strata: **63**

Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Mixed, Vinyl/Linoleum, Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Hot Water, Management**
Legal: **STRATA LOT 46 DISTRICT LOT 116 GROUP 2 NEW WESTMINSTER DISTRICT STRATA PLAN LMS2857 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.**

Amenities: **Elevator, Guest Suite, In Suite Laundry**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Smoke Alarm, Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'1 x 5'7			x			x
Main	Dining Room	8' x 9'6			x			x
Main	Kitchen	9'2 x 9'1			x			x
Main	Living Room	19'11 x 12'1			x			x
Main	Bedroom	14'11 x 10'11			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 918	# of Rooms: 5	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total): 918 sq. ft.	# or % of Rentals Allowed: 10%			4				Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Grg Dr Ht:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 918 sq. ft.				7				
				8				

Listing Broker(s): **RE/MAX Colonial Pacific Realty**

This large 1 bedroom end unit adorned in its original fixtures feels delightfully more spacious than many 2 bedroom plans. The open layout has a gas fireplace extra windows and 8'11"ceilings to provide a spacious feeling. The master has 2 large closets, a built in desk, can accommodate a king-size bed, accesses the balcony, and a large bathroom from the bedroom as if it were an ensuite. The kitchen is a nice size with a window above the sink and very functional. The balcony is well above ground with access also from the living room. Adlington has a guest suite for visitors, no age restrictions, allows pets and 10% of the condos can be rented. Centrally located with easy access to Ladner Village, shopping, restaurants, services, hospital, sports complex, parks, or out to the highways.