



Presented by:  
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Tsawwassen, Cliff Drive

MLS# V1040715

Residential Detached

**4871 12TH AV, V4M 2A5**

**Active**



List Price:	\$832,900	Previous Price:	\$858,900
		Original Price:	\$858,900
Complex/Subdiv:			
Frontage:	0.00 ft	Bedrooms:	4
Depth/Size:	0	Bathrooms:	3
Lot Area SqFt:	9,924	Full Baths:	3
Rear Yard Exp:	N	Half Baths:	0
Meas Type:	Feet	If New GST/HST Incl:	
Flood Plain:		Zoning:	RS1
View:			
Serv. Connected: Electricity, Natural Gas, Water			
PID:	003-814-157	Type:	House/Single Family
Approx Yr Blt:	2003	Age at List Date:	11
Taxes:	\$4,506 (2013)		

Style of Home:	2 Storey	Total Parking:	Covered Parking:	0
Construction:	Frame - Wood	Parking Access:	Front	
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double	
Exterior:	Wood			
Rainscreen:		R/I Plumbing:	Dist to Public Trans:	Dist to School Bus:
Type of Roof:	Asphalt	Possession:		
Renovations:		Renov Year:	Title to Land:	Freehold NonStrata
Flooring:	Hardwood, Tile, Wall/Wall/Mixed	Seller's Interest:	Court Ordered Sale	
Water Supply:	City/Municipal	Mortgage Info:	\$0	
Heat/Fuel:	Forced Air, Natural Gas	Property Disclosure:	N - COURT ORDERED SALE	
No. of Fireplaces:	1	R/I Fireplaces:	Out Buildings:	
Fireplace Fuel:	Gas - Natural			
Outdoor Area:	Patio(s) & Deck(s)			
Pad Rental:				
Fixtures Leas:	N			
Fixt Removed:				

Legal:	PL 29585 LT 73 LD 36 SEC 10 TWP 5
Amenities:	
Site Influences:	Central Location, Golf Course Nearby
Features Incl:	Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Vacuum Blt. In

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	21' X 19'	Above	Bedroom	15'8 X 11'2			X
Main F.	Kitchen	12' X 15'4						X
Main F.	Family Room	15' X 15'4						X
Main F.	Dining	15'4 X 12'9						X
Main F.	Den	10'8 X 8'10						X
Main F.	Utility	10'8 X 6'5						X
Above	Master Bedroom	19'4 X 17'6						X
Above	Walk-In Closet	10' X 7'						X
Above	Bedroom	13'3 X 11'10						X
Above	Bedroom	13'3 X 11'10						X

<u>Floor Area (SqFt):</u>		<u>Bathrooms</u>	
Main Floor Area SqFt:	1,546	Total # Rooms:	11
Finished Floor Up SqFt:	1,450	# Kitchens:	1
Finished Floor Down:	0	Finished Levels:	2
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:	4
Total Finished Floor SqFt:	2,996	Basement Area:	None
			5
			6
Unfinished Floor:	0	Suite:	7
Grand Total Floor Area:	2,996		8

Listing Broker(s): Macdonald Realty Westmar

Court Ordered Sale! Quality built custom home with open plan concept and high ceiling on the main floor. Excellent condition and a great property to call it home. 4 spacious bedrooms, 3 full baths, a den and a family home. Updated kitchen, hardwood floor, newer paint and light fixtures plus much more. The huge backyard is perfect for children and entertainment. Centrally located in Upper Tsawwassen, within walking distance to school and short drive to town centre. The workshop can be easily restored to a 2-car garage. Occupancy Permit March 2003.