

Presented by:  
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Tsawwassen, Boundary Beach  
**303 67A ST, V4L 2B8**

**MLS# V1097255**

Residential Detached  
**Active**



List Price: \$821,000

Complex/Subdiv:

Frontage:	Bedrooms:	3	PID:	003-432-611
Depth/Size:	Bathrooms:	3	Type:	House/Single Family
Lot Area SqFt: 5340.00	Full Baths:	3	Approx Yr Blt:	1986
Rear Yard Exp:	Half Baths:	0	Age at List Date:	28
Meas Type: Feet	If New GST/HST Incl:		Taxes:	\$4,571 (2014)
Flood Plain:	Zoning:	RS6		

View:

Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

Style of Home:	Basement Entry	Total Parking:	4	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Block	Parking Facilities:	Garage; Double		
Exterior:	Wood				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	NEAR
Type of Roof:	Wood			Dist to School Bus:	NEAR
Renovations:		Reno Year:		Possession:	
Flooring:	Wall/Wall/Mixed			Title to Land:	Freehold NonStrata
Water Supply:	City/Municipal			Seller's Interest:	Registered Owner, Court Ordered Sale
Heat/Fuel:	Forced Air			Mortgage Info:	\$0
No. of Fireplaces:	1	R/I Fireplaces:		Property Disclosure:	N - COURT ORDERED SALE
Fireplace Fuel:	Gas - Natural			Out Buildings:	
Outdoor Area:	Balcony(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal: PL 63933 LT 79 LD 36 SEC 1 TWP 5  
 Amenities:  
 Site Influences:  
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Living Room	20' X 18'			X			X
Above	Kitchen	17' X 11'			X			X
Above	Master Bedroom	14' X 10'			X			X
Above	Bedroom	10' X 11'			X			X
Above	Office	11' X 11'			X			X
Bsmt	Recreation Room	17' X 16'			X			X
Bsmt	Bedroom	15' X 13'			X			X
Bsmt	Office	11' X 11'			X			X
Bsmt	Laundry	16' X 11'			X			
		X			X			

Floor Area (SqFt):

Main Floor Area SqFt: 1,656  
 Finished Floor Up SqFt: 0  
 Finished Floor Down: 0  
 Finished Floor Bsmt SqFt: 1,318  
 Total Finished Floor SqFt: 2,974

Total # Rooms: 9  
 # Kitchens: 1  
 Finished Levels: 2  
 Crawl/Bsmt Height:  
 Basement Area: Full

Bathrooms

1 4 Piece; Ensuite: N; Level: Above  
 2 4 Piece; Ensuite: Y; Level: Above  
 3 4 Piece; Ensuite: N; Level: Bsmt  
 4  
 5  
 6  
 7  
 8

Unfinished Floor: 0  
 Grand Total Floor Area: 2,974

Suite: None

Listing Broker(s): Royal LePage West R.E.S.

Welcome to Boundary Beach -Imagine living by the sea, just steps away to the Beach to take a walk or watch the wind surfers. This unique home has vaulted ceilings, lots of skylights and a unique layout. Dare to Dream

Tax Report - 303 67A Street  
Record Updated - 12/11/2014

Jurisdiction	306-DELTA - CORPORATION O	Roll Number D201307080	Property ID 003-432-611
Property Addr	303 67A ST		
Municipality	DE-CORPORATION OF DELTA	Board Code V	
Neighborhood	001-BOUNDARY BAY		
Area	VTW-Tsawwassen		
Sub Area	VTWBB-Boundary Beach		More PID's
Gross Taxes	\$4570.82	(2014)	Water Conn
Tax Amount Updated - 12/11/14			

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address	Owner(s) 2 Name & Address
** NOT AVAILABLE **	

303 67A ST  
DELTA BC  
  
V4L 2B8

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
63933	79			36	1	5		
Legal Description PL 63933 LT 79 LD 36 SEC 1 TWP 5								

Land & Building Information

Width	Depth	Lot Size	5340 SQUARE FEET
Land Use		Actual Use	SINGLE FAMILY DWELLING
BCA Description	1 ST SFD AFTER 1930 SEMICUSTO	Zoning	RS6 SINGLE FAMILY (460 M2) RES
BCAA Data Updated - 03/04/14			

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$596,000	Gross Land	\$596,000	Gross Land	\$596,000
Improvement	\$195,000	Gross Improve	\$195,000	Gross Improve	\$195,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$791,000	Municipal Total	\$791,000	School Total	\$791,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
05/10/2002	\$331,000	BT158949	REJECT NOT SUITED SALE ANALYSIS
07/17/1995	\$378,000	BJ208928	IMPRV SINGLE PROP CASH TRANSAC
10/01/1987	\$87,500	AA189571	REJECT NOT SUITED SALE ANALYSIS

Tax Detail View	The enclosed information while deemed to be correct is not guaranteed.	02/17/15	2:38 PM
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