



Presented by:
Micky Kandola

Team 3000 Realty Ltd.
Phone: 604-780-2770
www.team3000realty.com
micky@therealtorwithsoul.com



Active
R3019184
Board: V
House/Single Family

5231 1 AVENUE

Tsawwassen
Pebble Hill
V4M 1B4

Residential Detached

\$1,459,000 (LP)
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,459,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1976**
Frontage(feet): **67.00** Bathrooms: **2** Age: **49**
Frontage(metres): **20.42** Full Baths: **1** Zoning: **RS1**
Depth / Size: **132** Half Baths: **1** Gross Taxes: **\$4,879.55**
Lot Area (sq.ft.): **8,902.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **0.20** P.I.D.: **007-392-591** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: :
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey, Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Slab**
Renovations: **Partly**
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Baseboard, Electric, Natural Gas**
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
Type of Roof: **Torch-On**
Reno. Year: **2010**
Rain Screen:
Metered Water:
R.I. Plumbing:
Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **Add. Parking Avail., Garage Underbuilding**
Driveway Finish:
Dist. to Public Transit: **1 blk** Dist. to School Bus: **2 blks**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **Yes :Mirror in hallway, Bird bath in front yard**
Floor Finish: **Hardwood**

Legal: **007-392-591 LOT 107, PLAN NWP44363, SECTION 3, TOWNSHIP 5, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Golf Course Nearby, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Smoke Alarm, Sprinkler - Inground, Storage Shed**

Finished Floor (Main):	1,405	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	16'2 x 14'5			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	14'4 x 12'5			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	8'9 x 8'7			x	Main 2
Finished Floor (Basement):	0	Main	Primary Bedroom	12'2 x 11'4			x	
Finished Floor (Total):	1,405sq. ft.	Main	Bedroom	11'6 x 9'6			x	
Unfinished Floor:	0	Main	Bedroom	11'7 x 10'2			x	
Grand Total:	1,405sq. ft.	Main	Laundry	11'8 x 7'9			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Walk-In Closet	7'7 x 5'2			x	
Suite: None				x			x	
Basement: None				x			x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 8	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Sutton Group Seafair Realty** **RE/MAX Westcoast**

Beautiful updated rancher in Pebble Hill area in Tsawwassen, this home offers the perfect blend of comfort & outdoor living. Situated on an expansive 8,900 sq ft lot with mature privacy hedging. The meticulously landscaped garden is a private oasis featuring multiple sitting areas, pergola & underground sprinkler system . The rear outdoor space is an entertainer's dream, complete w glass-covered patio, pergola, gazebo, outdoor kitchen & ample space for hosting family & friends. Step inside to a 3 bed home with an open concept living/dining & updated kitchen w thoughtful design. Hardwood flooring, cozy gas f/p & skylights throughout create a bright & inviting atmosphere. Double garage + multiple storage areas! Steps from Diefenbaker Park!! OPEN HOUSE Sat, Jul 5th 3-4