

<b>Depth/Size (ft):</b>	123	<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	1973
<b>Frontage (ft):</b>	59.00	<b>Bathrooms:</b>	3	<b>Age:</b>	51
<b>Lot Area: (sq.ft.)</b>	12,540.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	RS1
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$6,072.57
<b>Rear Yard Exp:</b>	West			<b>For Tax Year:</b>	2023
<b>View:</b>				<b>P.I.D.:</b>	008-548-021

<b>Style of Home:</b>	3 Level Split	<b>Parking:</b>	Total: 8 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Completely	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Other	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood	<b>Fixtures Rmvd:</b>	

**View:**

**Mgmt. Company:**

**Complex / Subdiv:** PEBBLE HILL

**Services Connected:** Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

**Legal:** LOT 25, PLAN NWP38980, SECTION 3, TOWNSHIP 5, NEW WESTMINSTER LAND DISTRICT

**Amenities:** Pool; Outdoor

**Site Influences:** Golf Course Nearby,Marina Nearby,Private Yard,Recreation Nearby,Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW

**Bylaw Restrict:**

**Listing Broker(s):** RE/MAX Westcoast

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	11'7 x 5'8	Main	Bedroom	11'5 x 12'10
Main	Living Room	17'7 x 17'3	Main	Laundry	11'5 x 7'9
Main	Kitchen	8'0 x 15'9	Main	Games Room	25'11 x 16'7
Main	Eating Area	9'1 x 10'8	Main	Workshop	16'5 x 8'9
Main	Family Room	13'6 x 21'6	Above	Primary Bedroom	20'0 x 16'7
Main	Bedroom	11'6 x 11'7	Above	Bedroom	10'5 x 12'2
Main	Walk-In Closet	4'11 x 4'6	Above	Bedroom	10'11 x 9'4

<b>Finished Floor (Main):</b>	2,418 sqft	<b># Of Rooms:</b>	14	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,224 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3	Above	5	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None	Above	5	Yes
<b>Finished Floor (Total):</b>	3,642 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Crawl,Part			
<b>Grand Total:</b>	3,642 sqft	<b>Beds In Bsmt:</b>	0 / 5			
		<b># Of Pets:</b>				

A dream family home nestled in a cul de sac in Upper Tsawwassen! This stunning property boasts a spacious 12,540 square foot lot,with ample space for outdoor activities and relaxation! With 5 beds+games and a sprawling 3,575 sq.ft. of updated living space, this home is the epitome of comfort and style! Step inside and be greeted by the warm and inviting ambiance of this beautifully updated home.Spacious living areas,a modern kitchen(s/steel appliances,gas range,granite counters) and light colours throughout! Escape to the luxurious serene primary suite, spa like ensuite and two decks! The highlight of this property is the outdoor oasis awaiting you in the backyard-a sparkling swimming pool, large grassy area, resort living year round! Privacy landscaping-a mini estate!