5136 1A AVENUE DELTA Pebble Hill V4M 1C1

	Pebble Hill, V4M 1C1					\$2,489,000 (
Depth/Size (ft):	120	Bedrooms:	4	Approx. Year Buil	lt: 1972	2	
rontage (ft):	66.00	Bathrooms:	4	Age:	52		
ot Area: (sq.ft.)	7,759.00	Full Baths:	3	Zoning:	RS1		
lood Plain:	,	Half Baths:	1	Gross Taxes:	\$6,6	63.63	
lear Yard Exp:				For Tax Year:	2023		
/iew:	No			P.I.D.:		376-092	
Style of Home:	2 Storey		Parking:	Total: 5 - Covered:	2		
Construction:	Frame - Wood		Covered Parking:	2			
xterior:	Fibre Cement Board		Parking Access:				
oundation:			Parking:	DetachedGrge/Ca	rport,Garage; Si	ngle,Open	
ain Screen:			Locker:				
enovations:	Completely		Units in Dev:				
of Fireplaces:	1 - Fuel: Electric		Distance to:				
/ater Supply:	City/Municipal		Title to Land:	Freehold NonStrat	ta		
uel/Heating:	Electric,Hot Water,Ra	diant	Property Disc:	Yes			
Outdoor Area:	Fenced Yard,Patio(s)		PAD Rental:				
ype of Roof:	Asphalt		Fixtures Leased:	No			
loor Finish:	Hardwood,Carpet		Fixtures Rmvd:	No			
Igmt. Company:	No						
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	Electricity,Natural Ga 005-376-092 LOT 28 ClthWsh/Dryr/Frdg/S	, PLAN NWP40650, SECTION 3 tve/DW,Wet Bar	TOWNSHIP 5, NEW WESTMIN	STER LAND DISTRICT			
Igmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	Electricity,Natural Ga 005-376-092 LOT 28	, PLAN NWP40650, SECTION 3 tve/DW,Wet Bar	TOWNSHIP 5, NEW WESTMIN	STER LAND DISTRICT			
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Seatures: Bylaw Restric: Listing Broker(s):	Electricity,Natural Ga 005-376-092 LOT 28, ClthWsh/Dryr/Frdg/S Sutton Group Seafair Type	, PLAN NWP40650, SECTION 3 tve/DW,Wet Bar r Realty Dimensions	Floor	Туре	Dimen		
Igmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: tylaw Restric: isting Broker(s):	Electricity,Natural Ga 005-376-092 LOT 28, ClthWsh/Dryr/Frdg/S Sutton Group Seafair Type Kitchen	, PLAN NWP40650, SECTION 3 tve/DW,Wet Bar r Realty Dimensions 14'8 x 11'11	Floor Above	Type Primary Bedroom	16'6 x	14'2	
Igmt. Company: complex / Subdiv: eervices Connected: egal: menities: ite Influences: eatures: kylaw Restric: isting Broker(s): loor lain	Electricity,Natural Ga 005-376-092 LOT 28, ClthWsh/Dryr/Frdg/S Sutton Group Seafair Type Kitchen Dining Room	, PLAN NWP40650, SECTION 3 tve/DW,Wet Bar r Realty Dimensions 14'8 x 11'11 19' x 14'2	Floor Above Above	Type Primary Bedroom Bedroom	16'6 x 10'7 x	14'2 11'8	
Igmt. Company: complex / Subdiv: cervices Connected: egal: umenities: cite Influences: eatures: cylaw Restric: isting Broker(s): loor lain lain	Electricity,Natural Ga 005-376-092 LOT 28, ClthWsh/Dryr/Frdg/S Sutton Group Seafair Type Kitchen Dining Room Living Room	, PLAN NWP40650, SECTION 3 tve/DW,Wet Bar r Realty Dimensions 14'8 x 11'11 19' x 14'2 19' x 13'	Floor Above Above Above	Type Primary Bedroom Bedroom Bedroom	16'6 x 10'7 x 13'6 x	14'2 11'8 11'11	
Agmt. Company: complex / Subdiv: Gervices Connected: egal: sequities: Site Influences: Geatures: Bylaw Restric: isting Broker(s): loor lain lain lain	Electricity,Natural Ga 005-376-092 LOT 28, ClthWsh/Dryr/Frdg/S Sutton Group Seafair Type Kitchen Dining Room Living Room Games Room	, PLAN NWP40650, SECTION 3 tve/DW,Wet Bar r Realty Dimensions 14'8 x 11'11 19' x 14'2 19' x 13' 20'6 x 11'11	Floor Above Above Above Above	Type Primary Bedroom Bedroom Bedroom Bedroom	16'6 x 10'7 x 13'6 x 9'2 x 9	14'2 11'8 11'11 '1	
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Floor Main Main Main Main	Electricity,Natural Ga 005-376-092 LOT 28, ClthWsh/Dryr/Frdg/S Sutton Group Seafair Type Kitchen Dining Room Living Room Games Room Mud Room	, PLAN NWP40650, SECTION 3 tve/DW,Wet Bar r Realty Dimensions 14'8 x 11'11 19' x 14'2 19' x 13' 20'6 x 11'11 12'8 x 7'11	Floor Above Above Above Above Above Above	Type Primary Bedroom Bedroom Bedroom	16'6 x 10'7 x 13'6 x 9'2 x 9 15'8 x	14'2 11'8 11'11 '1 26'8	
Igmt. Company: complex / Subdiv: complex / Subdiv: eervices Connected: egal: umenities: isting Eroker(s): ceatures:	Electricity,Natural Ga 005-376-092 LOT 28, ClthWsh/Dryr/Frdg/S Sutton Group Seafair Type Kitchen Dining Room Living Room Games Room	, PLAN NWP40650, SECTION 3 tve/DW,Wet Bar r Realty Dimensions 14'8 x 11'11 19' x 14'2 19' x 13' 20'6 x 11'11 12'8 x 7'11 10'1 x 8'6	Floor Above Above Above Above Above Above Above	Type Primary Bedroom Bedroom Bedroom Family Room Laundry	16'6 x 10'7 x 13'6 x 9'2 x 9 15'8 x 9'4 x 8	14'2 11'8 11'11 '1 26'8 '2	
Igmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): loor ain ain ain ain ain	Electricity,Natural Ga 005-376-092 LOT 28, ClthWsh/Dryr/Frdg/S Sutton Group Seafair Type Kitchen Dining Room Living Room Games Room Mud Room	, PLAN NWP40650, SECTION 3 tve/DW,Wet Bar r Realty Dimensions 14'8 x 11'11 19' x 14'2 19' x 13' 20'6 x 11'11 12'8 x 7'11	Floor Above Above Above Above Above Above	Type Primary Bedroom Bedroom Bedroom Bedroom Family Room	16'6 x 10'7 x 13'6 x 9'2 x 9 15'8 x	14'2 11'8 11'11 '1 26'8 '2	
Igmt. Company: complex / Subdiv: services Connected: egal: umenities: site Influences: eatures: eylaw Restric: isting Broker(s): loor lain lain lain lain lain lain	Electricity,Natural Ga 005-376-092 LOT 28, ClthWsh/Dryr/Frdg/S Sutton Group Seafair Type Kitchen Dining Room Living Room Games Room Mud Room Foyer Pantry 1,471 sqft	, PLAN NWP40650, SECTION 3 tve/DW,Wet Bar r Realty Dimensions 14'8 x 11'11 19' x 14'2 19' x 13' 20'6 x 11'11 12'8 x 7'11 10'1 x 8'6 4'10 x 3'11 # Of Rooms:	Floor Above Above Above Above Above Above Above Above	Type Primary Bedroom Bedroom Bedroom Family Room Laundry Walk-In Closet Bathroom Floor	16'6 x 10'7 x 13'6 x 9'2 x 9 15'8 x 9'4 x 8 7'1 x 1 # of Pieces	14'2 11'8 11'11 26'8 '2 2'11 Ensuite?	
Igmt. Company: complex / Subdiv: services Connected: egal: umenities: site Influences: eatures: sylaw Restric: isting Broker(s): loor lain lain lain lain lain lain lain lain	Electricity,Natural Ga 005-376-092 LOT 28, ClthWsh/Dryr/Frdg/S Sutton Group Seafair Type Kitchen Dining Room Living Room Games Room Mud Room Foyer Pantry 1,471 sqft 1,781 sqft	, PLAN NWP40650, SECTION 3 tve/DW,Wet Bar r Realty Dimensions 14'8 x 11'11 19' x 14'2 19' x 13' 20'6 x 11'11 12'8 x 7'11 10'1 x 8'6 4'10 x 3'11 # Of Rooms: # Of Kitchens:	Floor Above Above Above Above Above Above Above 14 1	Type Primary Bedroom Bedroom Bedroom Family Room Laundry Walk-In Closet Bathroom Floor Main	16'6 x 10'7 x 13'6 x 9'2 x 9 15'8 x 9'4 x 8 7'1 x 1 # of Pieces 2	14'2 11'8 11'11 26'8 '2 2'11 Ensuite? No	
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Toor lain lain lain lain lain lain lain lain	Electricity,Natural Ga 005-376-092 LOT 28, ClthWsh/Dryr/Frdg/S Sutton Group Seafair Type Kitchen Dining Room Living Room Games Room Mud Room Foyer Pantry 1,471 sqft 1,781 sqft 0 sqft	, PLAN NWP40650, SECTION 3 tve/DW,Wet Bar r Realty Dimensions 14'8 x 11'11 19' x 14'2 19' x 13' 20'6 x 11'11 12'8 x 7'11 10'1 x 8'6 4'10 x 3'11 # Of Rooms: # Of Kitchens: # Of Levels:	Floor Above Above Above Above Above Above Above 14 1 2	Type Primary Bedroom Bedroom Bedroom Family Room Laundry Walk-In Closet Bathroom Floor Main Above	16'6 x 10'7 x 13'6 x 9'2 x 9 15'8 x 9'4 x 8 7'1 x 1 # of Pieces	14'2 11'8 11'11 26'8 '2 2'11 Ensuite? No No	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Seatures: Sylaw Restric: Listing Broker(s): Ioor Iain Iai	Electricity,Natural Ga 005-376-092 LOT 28, ClthWsh/Dryr/Frdg/S Sutton Group Seafair Type Kitchen Dining Room Living Room Games Room Mud Room Foyer Pantry 1,471 sqft 1,781 sqft 1,781 sqft 0 sqft 0 sqft	, PLAN NWP40650, SECTION 3 tve/DW,Wet Bar r Realty Dimensions 14'8 x 11'11 19' x 14'2 19' x 13' 20'6 x 11'11 12'8 x 7'11 10'1 x 8'6 4'10 x 3'11 # Of Rooms: # Of Kitchens: # Of Levels: Suite:	Floor Above Above Above Above Above Above Above 14 1	Type Primary Bedroom Bedroom Bedroom Family Room Laundry Walk-In Closet Bathroom Floor Main	16'6 x 10'7 x 13'6 x 9'2 x 9 15'8 x 9'4 x 8 7'1 x 1 # of Pieces 2	14'2 11'8 11'11 26'8 '2 2'11 Ensuite? No	
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main	Electricity,Natural Ga 005-376-092 LOT 28, ClthWsh/Dryr/Frdg/S Sutton Group Seafair Type Kitchen Dining Room Living Room Games Room Mud Room Foyer Pantry 1,471 sqft 1,781 sqft 0 sqft	, PLAN NWP40650, SECTION 3 tve/DW,Wet Bar r Realty Dimensions 14'8 x 11'11 19' x 14'2 19' x 13' 20'6 x 11'11 12'8 x 7'11 10'1 x 8'6 4'10 x 3'11 # Of Rooms: # Of Kitchens: # Of Levels:	Floor Above Above Above Above Above Above Above 14 1 2	Type Primary Bedroom Bedroom Bedroom Family Room Laundry Walk-In Closet Bathroom Floor Main Above	16'6 x 10'7 x 13'6 x 9'2 x 9 15'8 x 9'4 x 8 7'1 x 1 # of Pieces 2 3	14'2 11'8 11'11 26'8 '2 2'11 Ensuite? No No	
/iew: Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main M	Electricity,Natural Ga 005-376-092 LOT 28, ClthWsh/Dryr/Frdg/S Sutton Group Seafair Type Kitchen Dining Room Living Room Games Room Mud Room Foyer Pantry 1,471 sqft 1,781 sqft 1,781 sqft 0 sqft 0 sqft	, PLAN NWP40650, SECTION 3 tve/DW,Wet Bar r Realty Dimensions 14'8 x 11'11 19' x 14'2 19' x 13' 20'6 x 11'11 12'8 x 7'11 10'1 x 8'6 4'10 x 3'11 # Of Rooms: # Of Kitchens: # Of Levels: Suite:	Floor Above Above Above Above Above Above Above 14 1 2	Type Primary Bedroom Bedroom Bedroom Family Room Laundry Walk-In Closet Bathroom Floor Main Above Above	16'6 x 10'7 x 13'6 x 9'2 x 9 15'8 x 9'4 x 8 7'1 x 1 # of Pieces 2 3 4	14'2 11'8 11'11 '1 26'8 '2 2'11 Ensuite? No No No	

The Belle of 1A.. Welcoming, Tranquil, Peaceful Blue exterior has been a colour favourite spanning cultures and people alike. Fully and Beautifully renovated like NEW! Boasting a stunning open concept with picture Garden window, HW white Oak Floors, Huge island, SS appliances, custom built in entertainment unit complete with fireplace, display cabinet and wine fridge. Swinging patio doors open onto the huge covered patio making perfect space for entertaining. 4 beds 4 baths laundry and family room upstairs makes this custom home perfect for a family. This Home is a must see! Separate wood workers, car junkie Dream Garage (100amp electric), with heated office space, stamped concrete and watering system for easy maintenance.

The enclosed information while deemed to be correct, is not guaranteed. Information and measurements should not be relied upon without independent verification. PREC* indicates 'Personal Real Estate Corporation'. This communication is not intended to solicit properties already listed for sale.