

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

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

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

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

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!