



Presented by:
Duke Grimbeek

Keller Williams Elite Realty
Phone: 604-761-7324
https://thamacnabs.com
duke@thamacnabs.com



Sold
R2758837
Board: V
House/Single Family

5488 1 AVENUE

Tsawwassen
Pebble Hill
V4M 3Y1

Residential Detached

\$1,174,900 (LP)
\$1,220,000 (SP)



Sold Date: **3/19/2023** If new, GST/HST inc?:
Meas. Type: **Feet** Bedrooms: **3**
Frontage(feet): **61.00** Bathrooms: **2**
Frontage(metres): **18.59** Full Baths: **2**
Depth / Size: Half Baths: **0**
Lot Area (sq.ft.): **6,198.42** Rear Yard Exp:
Lot Area (acres): **0.14** P.I.D.: **005-790-247**
Flood Plain: View: **Yes: Diefenbaker Park**
Complex/Subdiv: Original Price: **\$1,174,900**
First Nation Reserve: Approx. Year Built: **1988**
Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Brick, Vinyl**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Driveway Finish:
Dist. to Public Transit: **Close** Dist. to School Bus: **Close**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Hardwood, Laminate, Wall/Wall/Mixed**

Legal: **LOT 1182, PLAN NWP59633, SECTION 3, TOWNSHIP 5, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden, In Suite Laundry**

Site Influences: **Private Yard, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave**

Finished Floor (Main):	1,674	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	13'4 x 18'6			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13'3 x 8'3			x	Main 4
Finished Floor (Below):	0	Main	Family Room	10'2 x 14'4			x	
Finished Floor (Basement):	0	Main	Kitchen	7'9 x 14'4			x	
Finished Floor (Total):	1,674sq. ft.	Main	Eating Area	7'9 x 5'7			x	
Unfinished Floor:	0	Main	Bedroom	11'0 x 13'3			x	Main 4
Grand Total:	1,674sq. ft.	Main	Bedroom	10'4 x 14'10			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Primary Bedroom	13'1 x 14'11			x	
		Main	Laundry	7'1 x 7'3			x	
							x	
							x	
							x	
Suite: None							x	
Basement: Crawl							x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 9	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Macdonald Realty (Surrey/152) Macdonald Realty (Langley)**

If you've been looking for the perfect rancher, then look no further! This meticulously maintained and spacious rancher is located in the much desired Pebble Hill neighbourhood! This home has a sun soaked south facing back yard, perfect for hosting in the summer, and looks onto Diefenbaker Park from the front! 3 spacious bedrooms, 2 full bathrooms, and updates throughout! The bright and open kitchen features oak cabinets and stainless steel appliances. You'll find laminate and hardwood throughout! This home is perfect for those looking to get into their first detached home, or down-sizers! Just a short trip to shopping, schools, and Point Roberts!