



Presented by:
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Active
R2417588
Board: V
House/Single Family

336 52 STREET

Tsawwassen
Pebble Hill
V4M 2Y4

Residential Detached

\$1,388,000 (LP)

(SP)



Sold Date:	Frontage (feet):	72.00	Original Price: \$1,388,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1970
Depth / Size: 133	Bathrooms:	4	Age: 49
Lot Area (sq.ft.): 9,634.00	Full Baths:	4	Zoning: RS-1
Flood Plain: No	Half Baths:	0	Gross Taxes: \$4,812.91
Rear Yard Exp: East			For Tax Year: 2019
Council Apprv?:			Tax Inc. Utilities?: Yes
If new, GST/HST inc?:			P.I.D.: 010-468-293
			Tour: Virtual Tour URL

View: **No** :
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen: **No**
Renovations: **Completely**
of Fireplaces: **2**
Fireplace Fuel: **Natural Gas, Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Electric, Radiant**
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

Reno. Year: **2010**

R.I. Plumbing:
R.I. Fireplaces:

Metered Water:

Total Parking: **6** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Single, RV Parking Avail.**

Dist. to Public Transit: **1** Dist. to School Bus: **2**
Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 31, PLAN NWP19079, SECTION 3, TOWNSHIP 5, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry, Storage**

Site Influences: **Central Location, Golf Course Nearby, Private Setting, Private Yard, Recreation Nearby**
Features: **Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'10 x 13'7	Above	Bedroom	12'2 x 10'			x
Main	Kitchen	14'10 x 9'9	Above	Bedroom	10'8 x 11'4			x
Main	Dining Room	9'10 x 9'10	Above	Bedroom	11'3 x 12'10			x
Main	Great Room	25'5 x 19'8			x			x
Main	Office	11'1 x 11'8			x			x
Main	Mud Room	11' x 5'3			x			x
Main	Laundry	11'3 x 10'			x			x
Main	Foyer	6'8 x 10'			x			x
Above	Master Bedroom	12'3 x 16'6			x			x
Above	Walk-In Closet	4'11 x 9'			x			x

Finished Floor (Main): 1,669	# of Rooms: 13	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 1,187	# of Kitchens: 1	1	Main	3	No	Barn:
Finished Floor (Below): 0	# of Levels: 2	2	Above	4	No	Workshop/Shed:
Finished Floor (Basement): 0	Suite: None	3	Above	3	Yes	Pool:
Finished Floor (Total): 2,856 sq. ft.	Crawl/Bsmt. Height:	4	Above	5	Yes	Garage Sz:
	Beds in Basement: 0	5				Grg Dr Ht:
	Basement: None	6				
Unfinished Floor: 0	Bed not in Basement: 4	7				
Grand Total: 2,856 sq. ft.		8				

Listing Broker(s): **RE/MAX Crest Realty**

Beautifully redesigned and significantly renovated LARGE family home in the Upper Tsawwassen ready to welcome your family. The main floor welcomes you with formal living/ dining room, a large great room, vaulted ceilings, new fireplace, and access to a bright flat backyard, renovated kitchen & a bonus bright office/guest room with ensuite bathroom. 4 large bedrooms all on same level with 4 bathrooms including an amazing master ensuite. Incredible improvements include, HRV system, on-demand hot water, new electrical, plumbing, in-ground sprinkler, stainless steel appliances, roof, siding, exterior/interior paint, windows, 5 new bathrooms, doors, fireplace in great room & more...A MUST SEE to appreciate traditional home with all the modern features. Open house Sunday November 10, 2-4pm