



Presented by:  
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Tsawwassen, English Bluff Residential Detached  
**940 TSAWWASSEN BEACH RD, V4M 2J3** MLS# V1065476 **Active**



List Price:	\$999,900	Previous Price:	
		Original Price:	\$999,900
Complex/Subdiv:			
Frontage:		Bedrooms:	3
Depth/Size:	119	Bathrooms:	3
Lot Area SqFt:	6,069	Full Baths:	3
Rear Yard Exp:		Half Baths:	0
Meas Type:	Feet	If New GST/HST Incl:	
Flood Plain:		Zoning:	RS01
View:	Y - BREATHTAKING WATER VIEWS		
Serv. Connected:	Electricity, Sanitary Sewer, Septic, Water		
PID:	800-086-084	Type:	House/Single Family
Approx Yr Blt:	1940	Age at List Date:	74
Taxes:	\$6,860 (2012)		

Style of Home:	1 1/2 Storey, 2 Storey	Total Parking:	2	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Rear		
Foundation:	Concrete Block	Parking Facilities:	Add. Parking Avail., Carport; Single, Other		
Exterior:	Wood				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	Dist to School Bus:
Type of Roof:	Asphalt, Wood			Possession:	
Renovations:	Other	Reno Year:		Title to Land:	Leasehold prepaid-NonStrata
Flooring:	Hardwood, Mixed, Tile			Seller's Interest:	Registered Owner
Water Supply:	City/Municipal			Mortgage Info:	\$0
Heat/Fuel:	Baseboard, Electric, Natural Gas			Property Disclosure:	Y
No. of Fireplaces:	1	R/I Fireplaces:	1	Out Buildings:	
Fireplace Fuel:	Gas - Natural				
Outdoor Area:	Balcony(s); Patio(s) or Deck(s), Patio(s) & Dec				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal: LOT 29 TIR DL 169 PLAN 23097 CLSR T1BR 1 8400C  
 Amenities:  
 Site Influences: Gated Complex, Waterfront Property  
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Freezer, Hot Tub Spa/Swirlpool, Microwave

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Master Bedroom	23'4" X 13'6"	Above	Storage	7'9" X 4'4"			X
Above	Walk-In Closet	9'9" X 5'11"						X
Above	Nook	7'3" X 4'						X
Main F.	Dining	17'3" X 8'10"						X
Main F.	Living Room	17' X 12'3"						X
Main F.	Bedroom	12'10" X 8'9"						X
Main F.	Bedroom	11'10" X 9'8"						X
Main F.	Kitchen	9'9" X 8'						X
Main F.	Workshop	7'9" X 4'4"						X
Above	Hobby Room	19'4" X 12'						X

<b>Floor Area (SqFt):</b>		<b>Bathrooms</b>	
Main Floor Area SqFt:	1,143	Total # Rooms:	11
Finished Floor Up SqFt:	962	# Kitchens:	1
Finished Floor Down:	0	Finished Levels:	2
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:	4
Total Finished Floor SqFt:	2,105	Basement Area:	None
			5
			6
Unfinished Floor:	0	Suite:	None
Grand Total Floor Area:	2,105		7
			8

Listing Broker(s): TAC Real Estate Corp., RE/MAX Real Estate Services

30 minutes from Downtown and miles away from everything, this is your true waterfront dream home. Walk down to your water view through your immaculate garden, step into your hot tub while watching the sunset or simply stay in bed all day with your full scale water view to keep you at peace. With 3 bedrooms in the home and a guest suite, your home will be the perfect summer destination for you and your friends! Literally steps to the beach, you can go dip your toes in the water whenever you have the urge. Quick fact: Tsawwassen only gets 35 inches of rain per year while in Vancouver you get over 100 and you save millions here! Come see the only waterfront property under a million dollars. Be sure to view the virtual tour.