


Tsawwassen, Pebble Hill

MLS# V987732

Residential Detached

495 ALLEN DR, V4M 3B9

Active



List Price:

\$1,299,000

Complex/Subdiv:

PEBBLE HILL

Frontage:

Bedrooms:

5

PID:

007-356-536

Depth/Size:

Bathrooms:

4

Type:

House/Single Family

Lot Area SqFt:

11980.00

Full Baths:

4

Approx Yr Blt:

1973

Rear Yard Exp:

W

Half Baths:

0

Age at List Date:

40

Meas Type:

Feet

If New GST/HST Incl:

Taxes:

\$4,699 (2012)

Flood Plain:

Zoning:

RES

View:

Y - BOUNDARY BAY & MOUNT BAKER

Serv. Connected:

Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

Style of Home:

Basement Entry, 3 Storey

Construction:

Frame - Wood

Foundation:

Concrete Perimeter

Exterior:

Concrete

Rainscreen:

Type of Roof:

Asphalt

Renovations:

Completely

Flooring:

Mixed

Water Supply:

City/Municipal

Heat/Fuel:

Forced Air

No. of Fireplaces:

2

Fireplace Fuel:

Gas - Natural, Electric

Outdoor Area:

Balcony(s); Patio(s) or Deck(s), Fenced Yard

Pad Rental:

Fixtures Least:

N

Fixt. Removed:

N

Total Parking:

6

Covered Parking:

2

Parking Access:

Front

Parking Facilities:

Garage; Double

R/I Plumbing:

Dist to Public Trans:

Dist to School Bus:

Possession:

Title to Land:

Freehold NonStrata

Seller's Interest:

Registered Owner

Mortgage Info:

\$0

R/I Fireplaces:

Property Disclosure:

Y

Out Buildings:

Legal:

PL 36534 LT 652 LD 36 SEC 3 TWP 5

Amenities:

Site Influences:

Cul-de-Sac, Private Setting, Private Yard

Features Incl:

Clothes Washer/Dryer/Fridge/Stove/DW, Garage Door Opener, Security System, Smoke Alarm, Vacuum Blt. In

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13'10 X 19'8	Below	Family Room	14'8 X 13'3			X
Main F.	Kitchen	18'4 X 12'	Below	Games Room	14'8 X 15'11			X
Main F.	Dining	13'4 X 11'	Above	Bedroom	14'5 X 8'6			X
Main F.	Master Bedroom	15'2 X 15'9	Below	Office	14'5 X 9'9			X
Main F.	Walk-In Closet	7'2 X 9'9	Below	Workshop	14' X 11'			X
Main F.	Laundry	10'2 X 7'2						X
Main F.	Bedroom	14'10 X 14'						X
Above	Bedroom	20'8 X 14'						X
Above	Bedroom	13' X 13'4						
Above	Storage	9'10 X 9'5						X

Floor Area (SqFt):

Main Floor Area SqFt:

1,681

Finished Floor Up SqFt:

840

Finished Floor Down:

1,416

Finished Floor Bsmt SqFt:

0

Total Finished Floor SqFt:

3,937

Total # Rooms:

15

# Kitchens:

1

Finished Levels:

3

Crawl/Bsmt Height:

Basement Area:

None

Unfinished Floor:

0

Suite:

None

Grand Total Floor Area:

3,937

Bathrooms:

1 3 Piece; Ensuite: N; Level: Main F.

2 5 Piece; Ensuite: Y; Level: Main F.

3 3 Piece; Ensuite: N; Level: Above

4 3 Piece; Ensuite: N; Level: Below

5

6

7

8

Listing Broker(s):

Sutton Group - Seafair Realty

Architecturally designed 3,937 sq ft, 5 bedroom, 4 bathroom custom built home. The main floor offers an open layout with breathtaking views from the kitchen and dining areas. Living room features a beautiful ledgestone gas fireplace and a multimedia surround system with built in speakers. The kitchen is an entertainer's dream with custom cabinetry, granite countertops, high end appliances, including a Heartland 6 burner gas range, 2 drawer Fisher & Paykel dishwasher, and a huge island with prep sink. Large master bedroom includes a walk in closet and a gorgeous ensuite with a seamless shower, soaker tub and double sinks. This home is a must see with too many features to list and is situated on a west facing 11,980 sq ft lot.

RED Full Public

The enclosed information while deemed to be correct, is not guaranteed.

01-Feb-13

4:56 PM

PREC\* indicates Personal Real Estate Corporation.

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2009 presidents club







**offered at \$1,299,000**

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**5 bedroom  
4 bathroom  
3937 sq ft**

**11980 sq ft lot**  
russian maple hardwood floor  
built in surround sound  
on demand hot water system

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for more information on this property