



Presented by:

# Willie S Chan PREC\*

Pacific Evergreen Realty Ltd.

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**Active**  
**R2610630**

Board: V  
House/Single Family

## 5390 WALLACE AVENUE

Tsawwassen  
Pebble Hill  
V4M 1A1

Residential Detached

**\$1,750,000** (LP)   
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,750,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>1975</b>
Frontage(feet): <b>77.00</b>	Bathrooms: <b>3</b>	Age: <b>46</b>
Frontage(metres): <b>23.47</b>	Full Baths: <b>2</b>	Zoning: <b>RS1</b>
Depth / Size: <b>110</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$4,894.13</b>
Lot Area (sq.ft.): <b>8,470.00</b>	Rear Yard Exp: <b>South</b>	For Tax Year: <b>2021</b>
Lot Area (acres): <b>0.19</b>	P.I.D.: <b>005-868-343</b>	Tax Inc. Utilities?:
Flood Plain:		Tour: <b>Virtual Tour URL</b>
View: :		
Complex/Subdiv:		
Services Connected: <b>Community, Electricity</b>		

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: <b>Split Entry</b>	Total Parking: <b>6</b>	Covered Parking: <b>2</b>	Parking Access: <b>Front</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Double</b>		
Exterior: <b>Stone, Wood</b>	Driveway Finish: <b>Concrete</b>		
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit: <b>3 BLOCKS</b>	Dist. to School Bus:	Land Lease Expiry Year:
Renovations:	Title to Land: <b>Freehold NonStrata</b>		
# of Fireplaces: <b>2</b>	R.I. Fireplaces:	Property Disc.: <b>Yes</b>	
Fireplace Fuel: <b>Natural Gas</b>	Reno. Year:	Fixtures Leased: <b>No</b> :	
Fuel/Heating: <b>Baseboard</b>	Rain Screen:	Fixtures Rmvd: <b>No</b> :	
Outdoor Area: <b>Balcny(s) Patio(s) Dck(s), Fenced Yard</b>	Metered Water:	Floor Finish: <b>Hardwood, Mixed</b>	
Type of Roof: <b>Wood</b>	R.I. Plumbing:		

Legal: **LOT 43, PLAN NWP45148, SECTION 3, TOWNSHIP 5, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Sauna/Steam Room**

Site Influences: **Golf Course Nearby, Greenbelt, Private Yard, Recreation Nearby**

Features: **Clothes Dryer, Clothes Washer, Dishwasher, Drapes/Window Coverings, Garage Door Opener, Hot Tub Spa/Swirlpool, Microwave, Oven - Built In, Range Top, Stove**

Finished Floor (Main):	1,234	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	685	Main	Foyer	13'7 x 10'0	Above	Bedroom	10'9 x 10'0	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	15'9 x 15'2	Above	Bedroom	10'1 x 10'0	Bsmt 2
Finished Floor (Below):	720	Main	Dining Room	15'6 x 11'3			x	Above 3
Finished Floor (Basement):	0	Main	Kitchen	16'0 x 15'8			x	Above 4
Finished Floor (Total):	2,639sq. ft.	Main	Eating Area	11'9 x 11'8			x	
Unfinished Floor:	0	Main	Den	13'7 x 10'0			x	
Grand Total:	2,639sq. ft.	Below	Family Room	21'3 x 12'4			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Laundry	11'6 x 9'4			x	
Suite:		Below	Sauna	5'11 x 3'6			x	
Basement: <b>None</b>		Below	Utility	11'4 x 9'4			x	
		Below	Patio	20'1 x 11'6			x	
		Above	Master Bedroom	15'11 x 11'11			x	
		Above	Walk-In Closet	9'0 x 5'8			x	

Crawl/Bsmt. Height:	# of Levels: <b>3</b>	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: <b>1</b>	# of Rooms: <b>15</b>	MHR#:	CSA/BCE:	Maint. Fee:
		ByLaw Restrictions:		

Listing Broker(s): **Pacific Evergreen Realty Ltd.**

**Marvelous split level home with a circular driveway in upper Tsawwassen. This home boasts a spacious layout with oversized rooms and an abundance of windows that fill the home with natural light. A living room with vaulted ceiling, open concept kitchen, eating area, dining room, Den/office/bdrm on Main. Upper level has 3 bdrm with 2 full bath. Balcony in the master bdrm overlooking the beautiful garden. Lower level include a large family room, walk out to the covered patio, oversized laundry room, Cedar Sauna and shower, utility room. South facing backyard backing on to the USA border, Hot Tub on the large deck and the patio is perfect for family enjoyment. Close to shops, restaurants, Golf courses. Peddle Hill Traditional Elementary, South Delta Secondary, Southpointe Academy (K-12).**