



Presented by: **Esther Wong**

Sutton Group-West Coast Realty
Phone: 604-710-0364
http://www.estherwong.ca
esther@estherwong.ca



Sold
R2868609
Board: V
House/Single Family

5218 GLEN ABBEY PLACE

Tsawwassen
Cliff Drive
V4M 4H1

Residential Detached

\$1,899,000 (LP)

\$1,845,000 (SP) **M**



List Date: **4/5/2024** If new, GST/HST inc?: Original Price: **\$1,899,000**
Days On Market: **16** Bedrooms: **3** Approx. Year Built: **1998**
Sold Date: **4/21/2024** Bathrooms: **2** Age: **26**
Meas. Type: **Feet** Full Baths: **2** Zoning: **RS6**
Frontage(feet): **0.00** Half Baths: **0** Gross Taxes: **\$5,702.64**
Frontage(metres): Rear Yard Exp: For Tax Year: **2023**
Depth / Size: P.I.D.: **023-059-338** Tax Inc. Utilities?:
Lot Area (sq.ft.): **23,480.00** Flood Plain: Tour:
Lot Area (acres): **0.54**
View: :
Complex/Subdiv: **IMPERIAL VILLAGE**
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: **Stone, Wood**
Foundation: **Concrete Perimeter**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Driveway Finish: **Concrete**
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Natural Gas**
Outdoor Area: **Patio(s)**
Type of Roof: **Tile - Concrete**

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

Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Laminate, Carpet**

Legal: **LOT 183, PLAN LMP22418, SECTION 10, TOWNSHIP 5, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Cul-de-Sac, Golf Course Nearby, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Drapes/Window Coverings, Garage Door Opener, Pantry, Vacuum - Built In**

Finished Floor (Main):	2,270	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	15' x 13'6			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13'6 x 12'2			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	15' x 12'			x	Main 3
Finished Floor (Basement):	0	Main	Nook	12'8 x 7'3			x	
Finished Floor (Total):	2,270sq. ft.	Main	Family Room	18'10 x 14'5			x	
Unfinished Floor:	0	Main	Foyer	18' x 9'			x	
Grand Total:	2,270sq. ft.	Main	Primary Bedroom	18' x 14'9			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	10'9 x 11'11			x	
		Main	Bedroom	12'1 x 11'5			x	
		Main	Walk-In Closet	6'4 x 6'4			x	
							x	
							x	
							x	

Suite: **None**
Basement: **None**

Crawl/Bsmt. Height: # of Levels: **1**
of Kitchens: **1** # of Rooms: **10**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

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

HOME BUYER ALERT: This captivating home is a haven of tranquility, nestled within an exclusive cul-de-sac, offering unparalleled privacy on a sprawling half-acre estate. Boasting a custom-built rancher design, this residence epitomizes luxury living with its Southern orientation and expansive outdoor oasis. With meticulous attention to detail and fine craftsmanship evident throughout, this home is a testament to timeless sophistication. Whether you're lounging in the sun-soaked outdoor retreat or enjoying the comforts of one-level living, this residence is sure to exceed even the most discerning buyer's expectations. Don't miss the opportunity to make this rare gem your own - it's a perfect "10" for those seeking the epitome of luxury and convenience in a serene setting.