

Presented by:

Sidra Subzwari

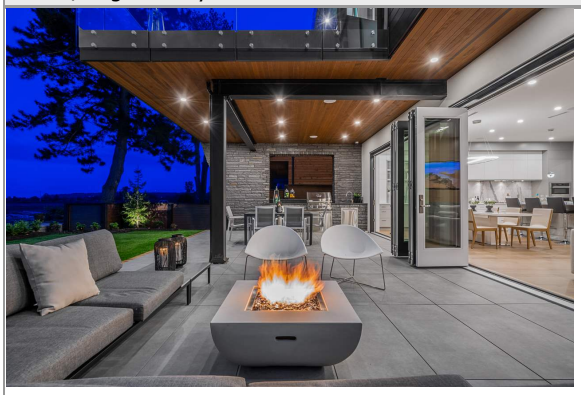
Angell, Hasman & Associates Realty Ltd.
Contc: 604-356-0077
http://www.soldbysid.com
sid@soldbysid.com

Active
R2458273
Board: V
House/Single Family

1348 BEACH GROVE ROAD

Tsawwassen
Beach Grove
V4L 1N6

Residential Detached
$3,580,000 (LP)
(SP) M



Sold Date:		Frontage (feet):	**50.00**	Original Price:	**$3,580,000**
Meas. Type:	**Feet**	Bedrooms:	**3**	Approx. Year Built:	**2020**
Depth / Size:	**120**	Bathrooms:	**4**	Age:	**0**
Lot Area (sq.ft.):	**6,000.00**	Full Baths:	**3**	Zoning:	**RM1**
Flood Plain:		Half Baths:	**1**	Gross Taxes:	**$7,098.89**
Rear Yard Exp:				For Tax Year:	**2019**
Council Apprv?:				Tax Inc. Utilities?:	
If new, GST/HST inc?:				P.I.D.:	**010-943-391**
				Tour:	

View: **Yes: Ocean**
Complex / Subdiv:
Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm**
Sewer Type:

Style of Home:	**2 Storey**		
Construction:	**Frame - Wood**		
Exterior:	**Wood**		
Foundation:	**Concrete Perimeter**		
Rain Screen:		Reno. Year:	
Renovations:		R.I. Plumbing:	
# of Fireplaces:	**3**	R.I. Fireplaces:	
Fireplace Fuel:	**Natural Gas**		
Water Supply:	**City/Municipal**	Metered Water:	
Fuel/Heating:	**Natural Gas, Radiant**		
Outdoor Area:	**Balcny(s) Patio(s) Dck(s)**		
Type of Roof:	**Other**		

Total Parking: **4** Covered Parking: **2** Parking Access:
Parking: **Garage; Double**

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

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

Legal: **LOT 34, BLOCK 1, PLAN NWP4746, SECTION 11, TOWNSHIP 5, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central**

Site Influences: **Waterfront Property**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions
Main	**Kitchen**	**14'11 x 10'10**
Main	**Pantry**	**10'11 x 4'6**
Main	**Dining Room**	**14'11 x 12'4**
Main	**Living Room**	**18'6 x 23'7**
Main	**Office**	**10'11 x 11'5**
Main	**Laundry**	**9'6 x 12'8**
Main	**Foyer**	**9'6 x 15'8**
Above	**Master Bedroom**	**17'1 x 12'2**
Above	**Walk-In Closet**	**10'0 x 8'5**
Above	**Bedroom**	**12'2 x 10'8**

Floor	Type	Dimensions
Above	**Bedroom**	**11'2 x 11'5**
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Finished Floor (Main):	**1,440**
Finished Floor (Above):	**1,158**
Finished Floor (Below):	**0**
Finished Floor (Basement):	**0**
Finished Floor (Total):	**2,598 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**2,598 sq. ft.**

# of Rooms: **11**
# of Kitchens: **1**
# of Levels: **2**
Suite:
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **3**
Basement: **None**

Bath	Floor	# of Pieces	Ensuite?
1	**Main**	**2**	**No**
2	**Above**	**5**	**Yes**
3	**Above**	**3**	**Yes**
4	**Above**	**3**	**Yes**
5			
6			
7			
8			

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz: **461**
Grg Dr Ht:

Listing Broker(s): **Angell, Hasman & Associates (Malcolm Hasman) Realty Ltd.** **Angell, Hasman & Associates Realty Ltd.**

Located on this most exclusive beachfront street enclave, boasting spectacular ocean views, this brilliantly designed modern waterfront home is a rare example of high performance construction with a sensational ambiance offering over two thousand six square feet of expansive living on two levels & provides a sensational indoor outdoor lifestyle like no other incorporating every modern amenity one could dream of with comfort, elegance & absolute sophistication. The home features a dazzling array of technical details & luxurious finishes including CONTROL 4 integrated lighting, security, music & air conditioning that sets the standard for an active & luxurious lifestyle. Exceptional quality & construction & an impeccable choice of materials define this 3 bedroom,3 1/2 bathrooms luxury home

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

PREC* indicates 'Personal Real Estate Corporation'.