

BUILDING BROCHURE

THE OLIVA

1315 56th St. · Delta, BC V4L 2A6 · Cliff Drive



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ShelleyLawder.com



2 FOR SALE
FROM \$549,000

1 SOLD · 12 MO
\$550,000–\$550,000

12-MO SOLD TREND
-21.3

BC Condos & Homes Team
604-671-7000 | www.VancouverFloorPlans.com



Unit Mix

2 Bedroom

24 units
776 – 1,073 sf
from \$460,000

For Sale in The Oliva & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$668,000	2 / 2	966 sf	\$692	203 1315 56 STREET
\$549,000	2 / 2	942 sf	\$583	209 1315 56 STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$550,000	2 / 2ba	931 sf	\$591	2026-07-16
\$609,000	2 / 2ba	930 sf	\$655	2025-08-28
\$535,500	2 / 2ba	776 sf	\$690	2025-04-17
\$530,000	2 / 2ba	796 sf	\$666	2025-03-23

Value & Financing

Price Positioning

\$637 /sq ft

Active listings here average **\$637/sf** vs **\$713/sf** across Cliff Drive.

11% below area average

Mortgage Snapshot

\$2,629 /mo

Entry price (from) **\$549,000**

20% down payment **\$109,800**

Rate / amortization **5.24% · 25 yr**

Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.

YEAR BUILT 2007	LEVELS 4	SUITES 63	CONSTRUCTION Frame - Wood
EXTERIOR Brick	TITLE TO LAND Freehold Strata	STRATA PLAN BCS2381	ARCHITECT Peter J Dandyk Architect Inc.
MANAGEMENT Associa			

Overview

Oliva - 1315 56 St, Delta, BC V4L 2P7, Canada, Strata Plan BCS2381 - located in the Cliff Drive neighborhood of Tsawwassen, near the crossroads of 56 Street and View Crescent. Walk to Starbucks to buy your favorite coffee, do your groceries at Safeway or Thrifty Foods that are in the neighbourhood. There are also banks, medical & dental clinics and the pharmacy close to the complex. Walking distance to Golf Club, Bowling Club, South Delta Recreation Centre and Tsawwassen Skatepark. Beach Grove Elementary, South Park Elementary and South Delta Secondary schools are in close to the complex. There are a lot of restaurants in the neighbourhood such as Browns Socialhouse, Kon Thai, Dairy Queen, Domino's Pizza, White Sport, Mario's Kitchen. The bus stops are minutes away and they can take you to Canada Line. The Oliva was built in 2007. There are 48 units in development and 63 units in strata. There are no age restrictions, pets and rentals allowed. It is non-smoking building. Oliva is an award winning building, unmatched in quality, comfort, and energy efficiency. Designed by Peter J Dandyk Architect Inc. Oliva is built under the LEED principals and includes R4 windows with low-E coating and environmentally friendly paints. State of the art rain screen construction with a balance of 2-5-10 year warranty. This "Green" building has 48 solar panels to preheat the domestic hot water. Building features include a brick Hardy board exterior, durable metal roof, parking stalls, storage, in-suite laundry and a courtyard. Most homes offer bamboo flooring, granite countertops, good size balcony, 10' ceilings and high-end appliances.

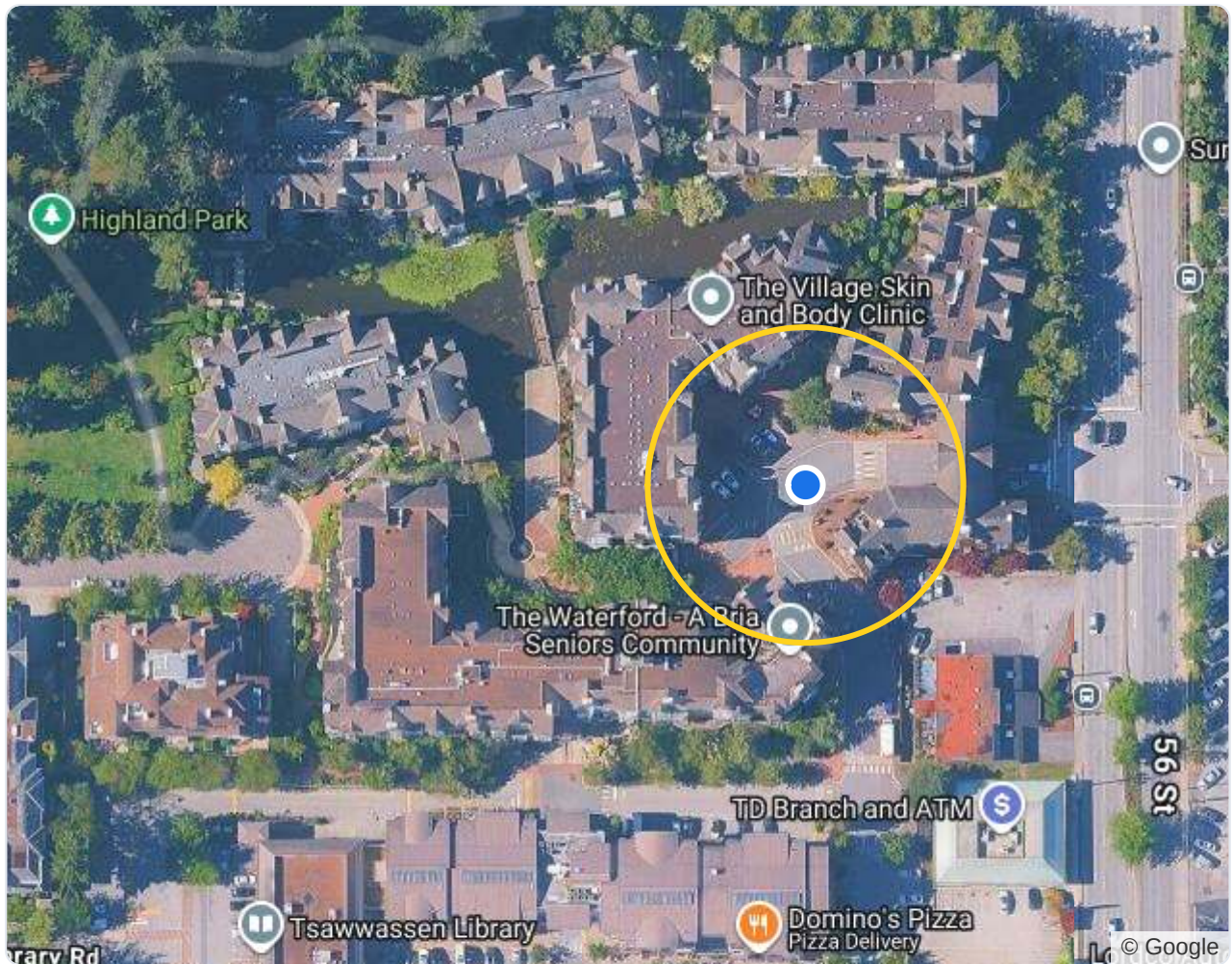
Amenities & Features

- | | |
|--------------------|------------|
| ✓ Bike Room | ✓ Elevator |
| ✓ In Suite Laundry | ✓ Storage |

Maintenance Fees Include

- | | |
|--------------|-------------|
| ✓ Gardening | ✓ Hot Water |
| ✓ Management | |

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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