

BUILDING BROCHURE

PELICAN COVE

1894 Osprey Dr. · Tsawwassen, BC V4M 0C3



Scan to view online



2 FOR SALE
FROM \$689,000

4 SOLD · 12 MO
\$679,900–\$775,000



Unit Mix

2 Bedroom

6 units
1,307 – 1,401 sf
from \$590,000

3 Bedroom

27 units
1,270 – 1,886 sf
from \$600,000

4 Bedroom

1 unit
1,648 – 1,648 sf
from \$962,800

For Sale in Pelican Cove & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$739,000	3 / 3	1427 sf	\$518	1894 OSPREY DRIVE
\$689,000	3 / 3	1291 sf	\$534	166 1894 OSPREY DRIVE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$695,000	3 / 3ba	1451 sf	\$479	2026-04-22
\$679,900	2 / 3ba	1307 sf	\$520	2026-04-19
\$712,000	3 / 3ba	1304 sf	\$546	2025-12-02
\$775,000	3 / 3ba	1387 sf	\$559	2025-12-01

Value & Financing

Price Positioning

\$526 /sq ft

Active listings here average **\$526/sf** vs **\$690/sf** across Tsawwassen.

24% below area average

Mortgage Snapshot

\$3,300 /mo

Entry price (from)	\$689,000
20% down payment	\$137,800
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 2022	LEVELS 3	SUITES 55	CONSTRUCTION Frame - Wood
EXTERIOR Frame Wood	TITLE TO LAND Leasehold Prepaid-strata	STRATA PLAN EPS5880	

Overview

Welcome to Pelican Cove. Pelican Cove is a 55-home strata residence located at 1894 Osprey Drive in Tsawwassen. Completed in 2022, it is registered under Strata Plan EPS5880 and held as Leasehold Prepaid-Strata. It sits near the intersection of Osprey Drive & Blue Heron Way - sməqʷaʔ.

Residents enjoy an array of amenities including in-suite laundry and playground, garage double parking and forced air heating.

Set in Tsawwassen, Pelican Cove offers golf course, private yard, recreation and shopping nearby. Explore floor plans, prices, availability, MLS listings and full building details on BCCondos.net.

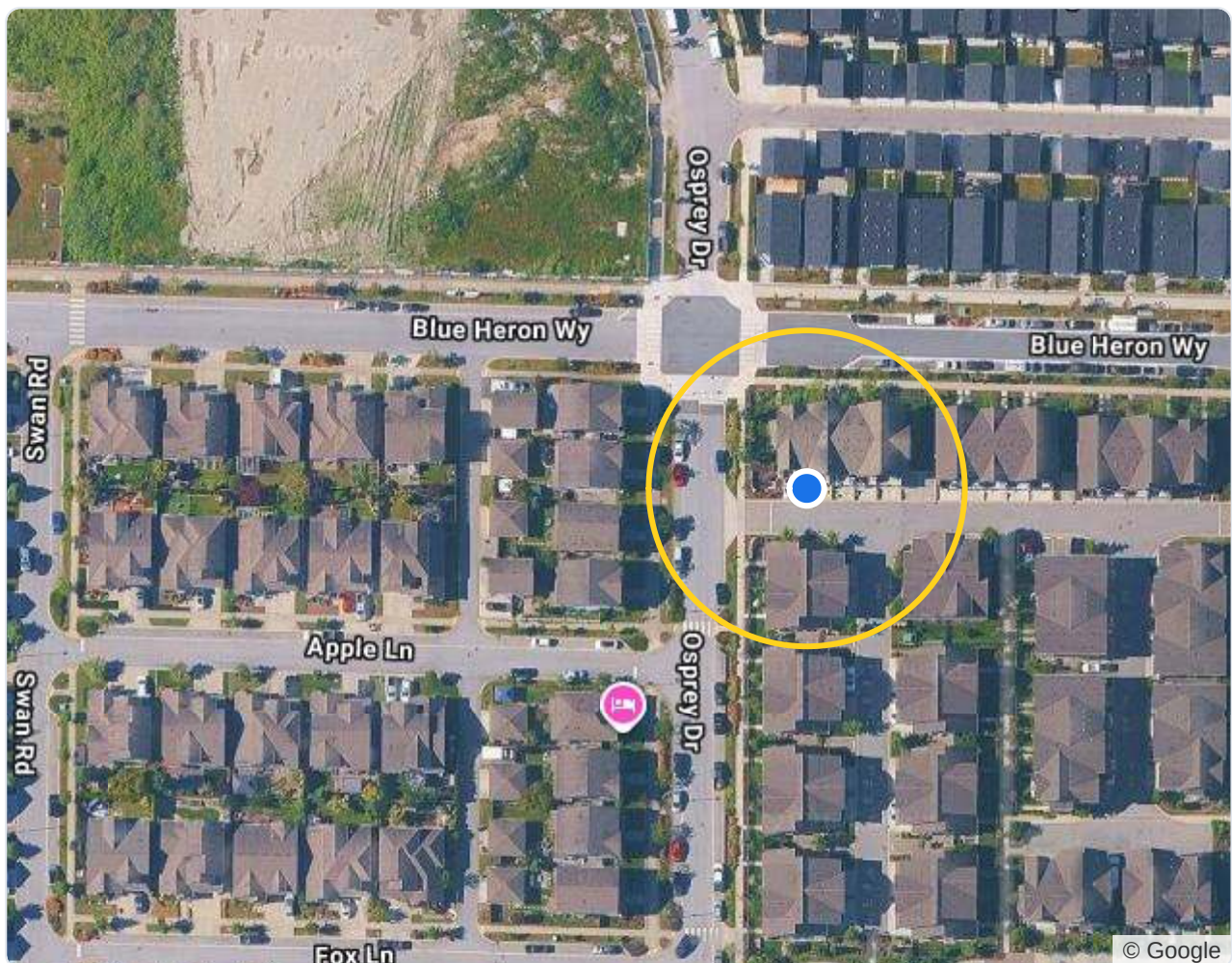
Amenities & Features

- ✓ In Suite Laundry
- ✓ Playground

Maintenance Fees Include

- ✓ Management
- ✓ Snow Removal

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

604-671-7000 | les@6717000.com · bccondos.net



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