

BUILDING BROCHURE

WINDSOR WOODS - 5556 14TH BUILDING

5556 14th Ave. · Tsawwassen, BC V4M 3X1 · Cliff Drive



Scan to view online





6 FOR SALE
FROM \$474,888

11 SOLD · 12 MO
\$480,000–\$660,000



Unit Mix

1 Bedroom

36 units
660 – 864 sf
from \$365,000

2 Bedroom

50 units
778 – 1,482 sf
from \$435,000

For Sale in Windsor Woods - 5556 14th Building & Complex

6 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$699,900	2 / 2	1247 sf	\$561	105 5556 14 AVENUE
\$625,000	2 / 2	880 sf	\$710	PH5 5555 13A AVENUE
\$575,000	2 / 2	894 sf	\$643	107 5555 13A AVENUE
\$574,000	2 / 2	1140 sf	\$504	406 5556 14 AVENUE
\$518,800	2 / 2	946 sf	\$548	218 1363 56 STREET
\$474,888	1 / 1	696 sf	\$682	109 1369 56 STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$580,000	2 / 2ba	945 sf	\$614	2026-07-12
\$540,000	2 / 2ba	891 sf	\$606	2026-06-30
\$600,000	2 / 2ba	1163 sf	\$516	2026-06-12
\$535,000	2 / 2ba	943 sf	\$567	2026-05-26

Value & Financing

Price Positioning

\$608 /sq ft

Active listings here average **\$608/sf** vs **\$713/sf** across Cliff Drive.

15% below area average

Mortgage Snapshot

\$2,274 /mo

Entry price (from) **\$474,888**

20% down payment **\$94,978**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1994	LEVELS 4	SUITES 270	CONSTRUCTION Frame - Wood
EXTERIOR Wood	TITLE TO LAND Freehold Strata	STRATA PLAN LMS1318	MANAGEMENT Wynford Strata Management

Overview

The Burton in Windsor Woods - 5556 14th Street, Delta, BC V4M 3X1, LMS1318 - located in Cliff Drive area of Tsawwassen. 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. Windsor Woods is centrally located in Tsawwassen overlooking Windsor Lagoon and park land. The Burton was built in 1994. It has frame-wood construction and partial rain screen. There are 270 units in strata including units at 1363 56th St, 5555 13A Ave, 1359 56th St, 1369 56th St. One pet is allowed. The amenities include wheelchair access, secured underground parking, gym, sauna and hot tub. Most homes offer vaulted ceilings, balcony, laminate floors, stainless steel appliances, crown moulding, gas fireplace and private patio.

Crossroads are 56th Street and 14th Avenue

Amenities & Features

✓ None

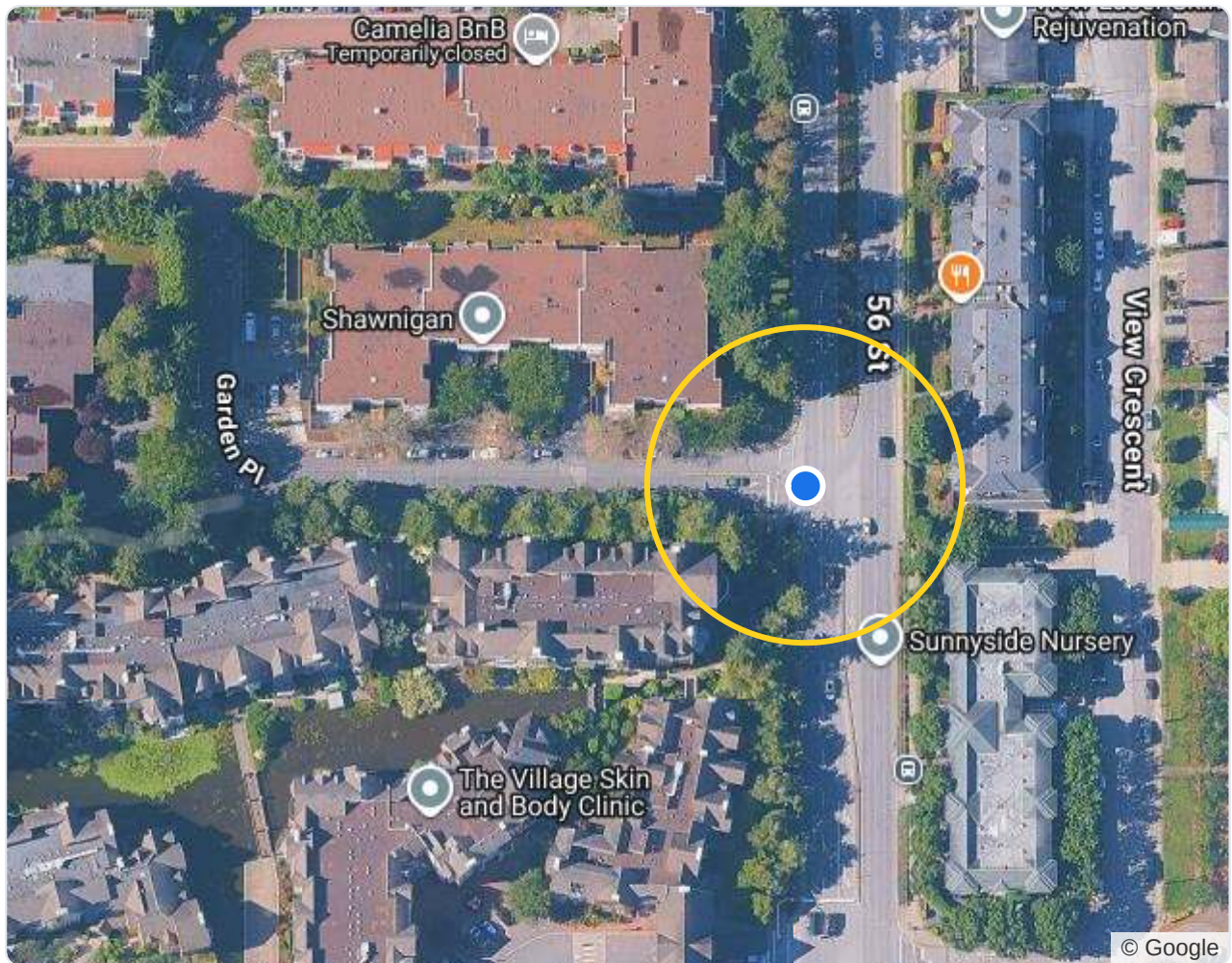
Maintenance Fees Include

✓ Caretaker

✓ Garbage Pickup

- ✓ Gardening
- ✓ Hot Water
- ✓ Recreation Facility
- ✓ Gas
- ✓ Management

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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