

BUILDING BROCHURE

# GARDEN PLACE

1440 Garden Pl. · Tsawwassen, BC V4M 3Z2 · Cliff Drive



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**2** FOR SALE  
FROM \$419,900

**3** SOLD · 12 MO  
\$415,000-\$495,000

12-MO SOLD TREND  
-18.2

# Unit Mix

## 1 Bedroom

11 units  
702 – 736 sf  
**from \$346,500**

## 2 Bedroom

37 units  
979 – 1,166 sf  
**from \$365,000**

# For Sale in Garden Place & Complex

2 currently active

| ASKING           | BEDS / BATHS | SIZE    | \$/SF | UNIT / ADDRESS        |
|------------------|--------------|---------|-------|-----------------------|
| <b>\$525,000</b> | 2 / 2        | 1027 sf | \$511 | 103 1441 GARDEN PLACE |
| <b>\$419,900</b> | 2 / 2        | 1053 sf | \$399 | 256 1440 GARDEN PLACE |

# Recently Sold in this Building

| SOLD PRICE       | BEDS    | SIZE    | \$/SF | DATE       |
|------------------|---------|---------|-------|------------|
| <b>\$495,000</b> | 2 / 2ba | 1030 sf | \$481 | 2026-05-07 |
| <b>\$473,000</b> | 2 / 2ba | 1131 sf | \$418 | 2026-03-20 |
| <b>\$415,000</b> | 1 / 1ba | 702 sf  | \$591 | 2025-10-25 |
| <b>\$530,000</b> | 2 / 2ba | 1045 sf | \$507 | 2025-05-01 |

# Value & Financing

## Price Positioning

**\$455** /sq ft

Active listings here average **\$455/sf** vs **\$712/sf** across Cliff Drive.

**36% below area average**

## Mortgage Snapshot

**\$2,011** /mo

Entry price (from) **\$419,900**

20% down payment **\$83,980**

Rate / amortization **5.24% · 25 yr**

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

|                           |                                         |                               |                                                |
|---------------------------|-----------------------------------------|-------------------------------|------------------------------------------------|
| YEAR BUILT<br><b>1982</b> | LEVELS<br><b>3</b>                      | SUITES<br><b>50</b>           | CONSTRUCTION<br><b>Frame - Wood</b>            |
| EXTERIOR<br><b>Stucco</b> | TITLE TO LAND<br><b>Freehold Strata</b> | STRATA PLAN<br><b>NWS1841</b> | MANAGEMENT<br><b>Dwell Property Management</b> |

## Overview

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Garden Place - 1440 Garden Place, Delta, BC V4M 3Z2, NWS1841 - located in Cliff Drive neighborhood of Tsawwassen, at the crossroads of Garden Place and 55B Street. 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 Garden Place was built in 1982. Building features include elevator access, secure underground parking, storage lockers, and gas fireplaces in each unit. Most homes feature crown mouldings, laminate floors and private patio. Some units have stainless steel appliances and walk-in closets.

## Amenities & Features

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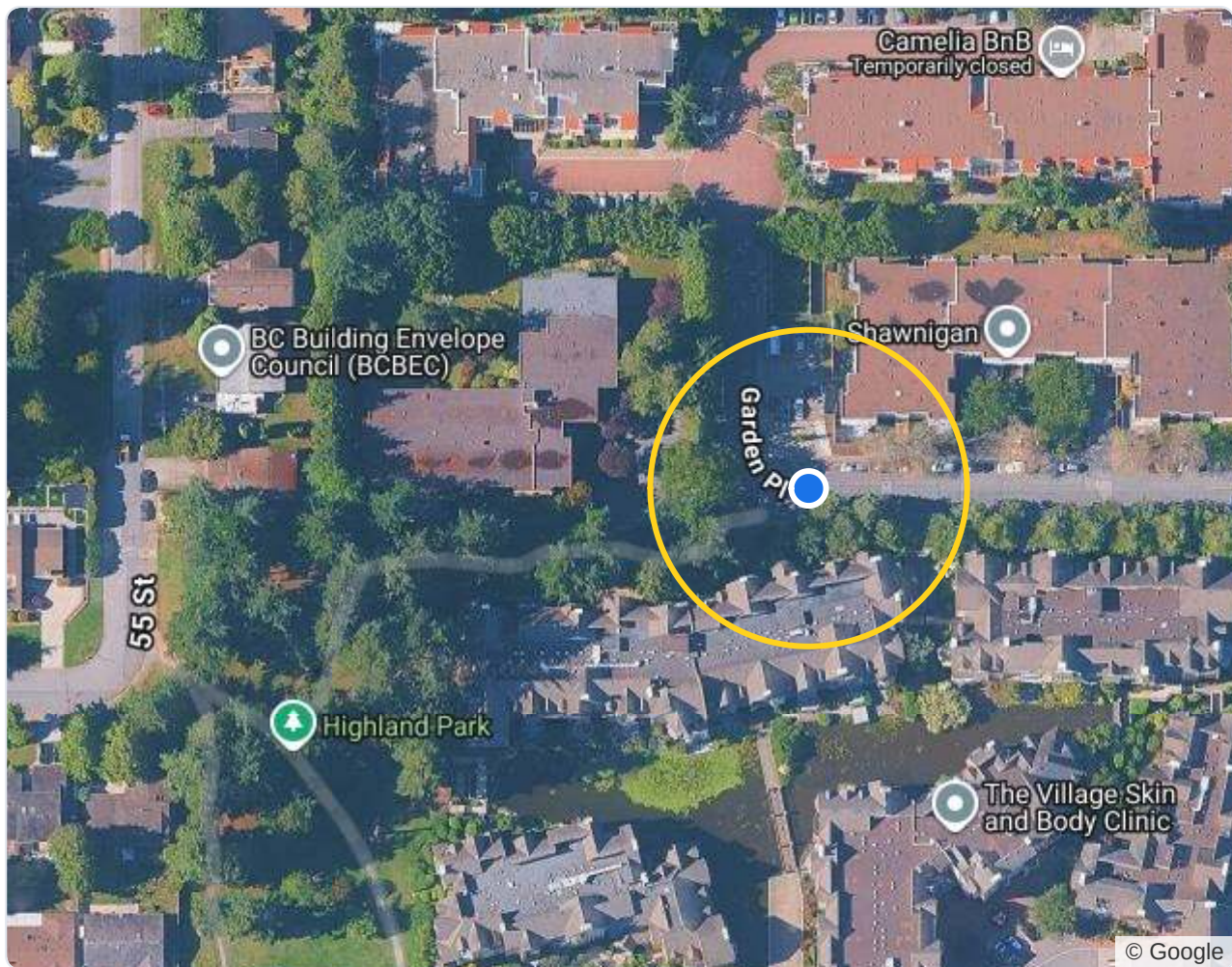
- ✓ Recreation Center

## Maintenance Fees Include

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- |                  |                       |
|------------------|-----------------------|
| ✓ Garbage Pickup | ✓ Gardening           |
| ✓ Gas            | ✓ Hot Water           |
| ✓ Management     | ✓ Recreation Facility |

## Location



**Les Twarog**

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