

eXp REALTY | LUXURY

FOR SALE · TSAWWASSEN, DELTA

LEGACY ESTATE

645 ENGLISH BLUFF ROAD

5 BED + DEN · 4.5 BATH · 5,238 SQ FT

OFFERED AT **$3,300,000**

KYLE MARK REAL ESTATE GROUP

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REILLY.

PRIVATE GATED ESTATE · 16,264 SQ FT LOT

MAIN FLOOR









A 16'11" foyer and a curved staircase open to a main floor that is remarkably open for its era, and every room is built around the windows. The office is wrapped in custom millwork. The great room is glass on three sides, the kitchen has a large island, gas cooktop and double wall oven with the Georgia Strait through the trees, and the 24-foot rec room has a full bar, a billiard table and a cedar wine cellar off the corner. Three separate doors lead out to the garden.

GREAT ROOM	18'9" x 18'
KITCHEN	17'11" x 16'8"
OFFICE	12'10" x 16'2"
DINING	17'8" x 13'11"
REC ROOM	15'5" x 24'4"
BAR · WINE	11'8" x 7'1" · Cedar
FIREPLACES	Three

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PRIMARY SUITE







The sellers widened the primary suite into one of the largest rooms in the house, with water in every window, a 20-foot walk-in closet, a reading nook, the 509 sq ft balcony and a five-piece ensuite with heated floors. Four more bedrooms, two with ensuites, plus a den with a fireplace and its own balcony door. One bedroom was built as a gym, with a beam added under the floor.

PRIMARY	24'10" x 26'7"
WALK-IN	20'8" x 8'
ENSUITE	5-Piece, Heated Floors
DEN	15'4" x 16'3", Fireplace
BALCONY	509 Sq Ft
BEDROOMS	Five + Den
BATHS	4 Full + Powder

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THE GROUNDS







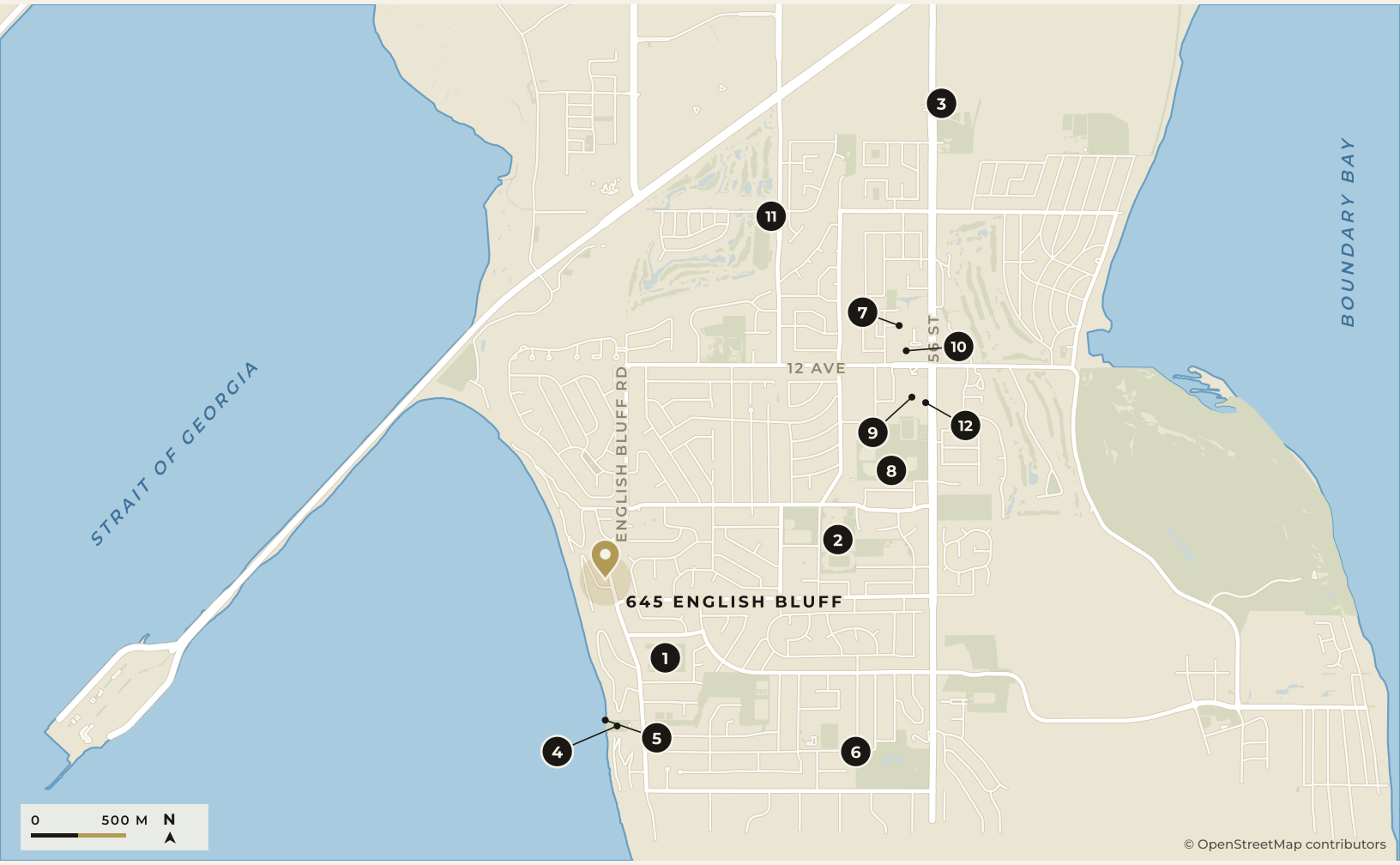
A 16,264 sq ft lot with 75 feet of frontage, behind a private gate and wrapped in cedars and firs that took decades to grow. The gardens have been shaped and freshly mulched, with birch, maple and apple trees the owners planted themselves. Out back there's a pergola with more than 400 square feet of room for a long table and a black iron fence on three sides. The house is clad in granite and Tyndall limestone from Manitoba, around 450 million years old, the same stone used in Canada's Parliament Buildings. Look closely and you'll find fossils in the walls.

LOT	16,264 Sq Ft
FRONTAGE	75 Ft
STONE	Tyndall Limestone
ROOF	Concrete Tile, Inspected
GARAGE	22' x 28'11", Double
PARKING	RV · Circular Drive
OUTLOOK	Georgia Strait

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THE BLUFF

Quiet enough to hear the wind in the trees, and the beach trail is a short walk down the bluff.



SCHOOLS

1	English Bluff Elementary PUBLIC K–7	704 m
2	South Delta Secondary PUBLIC 8–12	1,648 m
3	Southpointe Academy INDEPENDENT, IB K–12	4,070 m

BEACH & PARKS

4	Tsawwassen Beach Trail DOWN THE BLUFF	1,000 m
5	Fred Gingell Park	1,104 m
6	Diefenbaker Park	2,078 m

COMMUNITY

7	Tsawwassen Library FVRL	2,742 m
8	Winskill Aquatic Centre POOL & FITNESS	1,988 m

GROCERIES

9	Save-On-Foods TSAWWASSEN TOWN CENTRE	2,466 m
10	Thrifty Foods	2,611 m

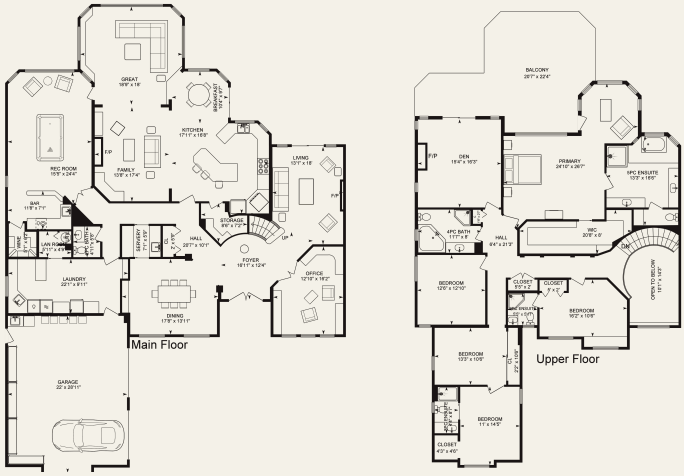
EAT & DRINK

11	Nat's Coffee House COFFEE	2,802 m
12	Mario's Kitchen ITALIAN	2,488 m

Distances are the shortest walking route from the home on OpenStreetMap data (OSRM foot routing, routing.openstreetmap.de); parks are measured to the nearest park edge. School catchments are set by the Delta School District (SD37) each year; buyer to verify. Map data © OpenStreetMap contributors.

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THE SPECIFICATIONS



FLOOR PLAN · 5,238 SQ FT LIVABLE · MAIN 2,957 · UPPER 2,281 · BALCONY 509

DIMENSIONS

LIVABLE	5,238 Sq Ft
MAIN · UPPER	2,957 · 2,281
BED · BATH	5 + Den · 4.5
YEAR BUILT	1998

THE NUMBERS

LIST PRICE	$3,300,000
PROPERTY TAX	$17,149.58 (2026)
LOT SIZE	16,264 Sq Ft
FRONTAGE	75 Ft

WALK · TRANSIT · BIKE SCORE

36	37	43
WALK	TRANSIT	BIKE

LEGAL & PARKING

TITLE	Freehold
ZONING	RS4
GARAGE	Double, Oversized
PARKING	RV · Circular Drive
CRAWL SPACE	Full, Heated

THE ESTATE

BUILT TO LAST

Tyndall Limestone
Granite Stonework
Tile Roof · Inspected
Cedar Soffits

EASY TO UPDATE

Full Crawl Space · Heated
Real Hardwood · Refinished
Rear Deck · Rebuilt
Built-In Vacuum

GROUNDS

Private Gate
Pergola · 400+ Sq Ft
Iron Fence · Three Sides
Circular Drive

LOCATION

English Bluff Road
Georgia Strait Views
Beach Trail · Walkable
Southpointe Academy · IB



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