



6515 Lyon Rd., Delta  
MLS# R3117994/ \$1,249,000

### GENERAL INFORMATION

Year built – 1978  
2024 Property taxes - \$4956.69  
Lot size – 6120 sq feet  
House size – 1863 sq feet

### NOTABLE FEATURES

Roof March 2025  
Hot water tank April 2020  
Ensuite, powder room, laundry 2018-2019  
Interior paint 2018  
Furnace original serviced regularly (last service Jan 2025)  
Copper wiring and plumbing (pex plumbing updated on ensuite, powder room  
and laundry)  
12'x24' pool with solar heating, liner replaced approx. 2021  
Custom gazebo 2017  
  
Monthly Hydro \$79  
Monthly Gas \$154

### SCHOOL CATCHMENTS

Sunshine Hills Ecole Elementary  
Seaquam Secondary

(all measurements, ages, and costs are approximate)