8640 SUNBURY PLACE DELTA

Depth/Size (ft):	100.00	Bedrooms:	4	Approx. Year Built	t: 1970)
Frontage (ft):	66.00	Bathrooms:	3	Age:	54	
Lot Area: (sq.ft.)	6,000.00	Full Baths:	2	Zoning:	RS2	
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$4,4	29.05
Rear Yard Exp:				For Tax Year:	2023	
View:	No			P.I.D.:		151-951
Style of Home:	2 Storey,Basement En	try	Parking:	Total: 2 - Covered:	2	
Construction:	Frame - Wood		Covered Parking:	2		
Exterior:	Mixed		Parking Access:			
Foundation:			Parking:	Garage; Double		
Rain Screen:			Locker:	0,		
Renovations:	Completely		Units in Dev:			
# of Fireplaces:	,		Distance to:			
•	City/Municipal		Title to Land:	Freehold NonStrata	2	
Water Supply:					a	
Fuel/Heating:	Forced Air, Natural Gas	5	Property Disc:	Yes		
Outdoor Area:	Fenced Yard, Patio(s)		PAD Rental:			
Type of Roof:	Asphalt		Fixtures Leased:	No		
Floor Finish:	Laminate,Mixed,Tile		Fixtures Rmvd:	No		
View	No					
View: Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main	LOT 175, PLAN NWPS ClthWsh/Dryr/Frdg/St Century 21 Creekside Type Family Room Kitchen Eating Area Bedroom	Sanitary Sewer,Water 35336, DISTRICT LOT 17, GROUP ve/DW,Oven - Built In,Windows - Th Realty Ltd., Century 21 Creekside Dimensions 12'11 x 18'7 8'10 x 18'8 8'10 x 12'5 12' x 9'9	ermo Realty Ltd. Floor Below Below Main Below	Type Recreation Room Bedroom Storage Laundry	Dimen 13'3 x 3 14'11 x 9'4 x 8' 11'6 x	29'6 8'2 '2 7'3
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main	Electricity,Natural Gas LOT 175, PLAN NWPS ClthWsh/Dryr/Frdg/Str Century 21 Creekside Type Family Room Kitchen Eating Area Bedroom Primary Bedroom	35336, DISTRICT LOT 17, GROUP ve/DW,Oven - Built In,Windows - Th Realty Ltd., Century 21 Creekside Dimensions 12'11 x 18'7 8'10 x 18'8 8'10 x 12'5 12' x 9'9 12' x 12'2	ermo Realty Ltd. Floor Below Below Main	Type Recreation Room Bedroom Storage	13'3 x : 14'11 x 9'4 x 8'	29'6 8'2 '2 7'3
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main	Electricity,Natural Gas LOT 175, PLAN NWPS ClthWsh/Dryr/Frdg/Str Century 21 Creekside Type Family Room Kitchen Eating Area Bedroom	35336, DISTRICT LOT 17, GROUP ve/DW,Oven - Built In,Windows - Th Realty Ltd., Century 21 Creekside Dimensions 12'11 x 18'7 8'10 x 18'8 8'10 x 12'5 12' x 9'9	ermo Realty Ltd. Floor Below Below Main Below	Type Recreation Room Bedroom Storage Laundry	13'3 x 3 14'11 x 9'4 x 8' 11'6 x ³	29'6 8'2 '2 7'3
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main	Electricity,Natural Gas LOT 175, PLAN NWPS ClthWsh/Dryr/Frdg/Str Century 21 Creekside Type Family Room Kitchen Eating Area Bedroom Primary Bedroom	35336, DISTRICT LOT 17, GROUP ve/DW,Oven - Built In,Windows - Th Realty Ltd., Century 21 Creekside Dimensions 12'11 x 18'7 8'10 x 18'8 8'10 x 12'5 12' x 9'9 12' x 12'2	ermo Realty Ltd. Floor Below Below Main Below	Type Recreation Room Bedroom Storage Laundry	13'3 x 3 14'11 x 9'4 x 8' 11'6 x ³	29'6 8'2 '2 7'3
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main	Electricity,Natural Gas LOT 175, PLAN NWPS ClthWsh/Dryr/Frdg/Str Century 21 Creekside Type Family Room Kitchen Eating Area Bedroom Primary Bedroom Bedroom	35336, DISTRICT LOT 17, GROUP ve/DW,Oven - Built In,Windows - Th Realty Ltd., Century 21 Creekside Dimensions 12'11 x 18'7 8'10 x 18'8 8'10 x 12'5 12' x 9'9 12' x 12'2 10'6 x 9'	ermo Realty Ltd. Floor Below Below Main Below Below	Type Recreation Room Bedroom Storage Laundry Foyer	13'3 x : 14'11 x 9'4 x 8' 11'6 x 11'6 x	29'6 6 8'2 2 7'3 11'10
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main State Floor (Main): Finished Floor (Above):	Electricity,Natural Gas LOT 175, PLAN NWPS ClthWsh/Dryr/Frdg/Ste Century 21 Creekside Type Family Room Kitchen Eating Area Bedroom Primary Bedroom Bedroom 1,247 sqft 0 sqft	35336, DISTRICT LOT 17, GROUP ve/DW,Oven - Built In,Windows - Th Realty Ltd., Century 21 Creekside Dimensions 12'11 x 18'7 8'10 x 18'8 8'10 x 12'5 12' x 9'9 12' x 12'2 10'6 x 9'	ermo Realty Ltd. Floor Below Below Main Below Below Below	Type Recreation Room Bedroom Storage Laundry Foyer Bathroom Floor	13'3 x 3 14'11 x 9'4 x 8' 11'6 x 11'6 x # of Pieces	29'6 (8'2 '2 7'3 11'10 Ensuite?
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Services Floor (Main): Finished Floor (Main): Finished Floor (Below):	Electricity,Natural Gas LOT 175, PLAN NWPS ClthWsh/Dryr/Frdg/St Century 21 Creekside Type Family Room Kitchen Eating Area Bedroom Primary Bedroom Bedroom 1,247 sqft 0 sqft 1,027 sqft	35336, DISTRICT LOT 17, GROUP ve/DW,Oven - Built In,Windows - Th Realty Ltd., Century 21 Creekside Dimensions 12'11 x 18'7 8'10 x 18'8 8'10 x 12'5 12' x 12'2 10'6 x 9' # Of Rooms: # Of Kitchens: # Of Levels:	ermo Realty Ltd. Floor Below Below Main Below Below Below 11 1 2	Type Recreation Room Bedroom Storage Laundry Foyer Bathroom Floor Main	13'3 x 3 14'11 x 9'4 x 8' 11'6 x 11'6 x # of Pieces 4 2	29'6 (8'2 7'3 11'10 Ensuite? No Yes
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Service (S): Floor Main Main Main Main Main Main Main Service (Main): Finished Floor (Main): Finished Floor (Below): Finished Floor (Bsmt):	Electricity,Natural Gas LOT 175, PLAN NWPS ClthWsh/Dryr/Frdg/Str Century 21 Creekside Type Family Room Kitchen Eating Area Bedroom Primary Bedroom Bedroom 1,247 sqft 0 sqft 1,027 sqft 0 sqft	35336, DISTRICT LOT 17, GROUP ve/DW,Oven - Built In,Windows - Th Realty Ltd., Century 21 Creekside Dimensions 12'11 x 18'7 8'10 x 18'8 8'10 x 12'5 12' x 12'2 10'6 x 9' # Of Rooms: # Of Kitchens: # Of Levels: Suite:	ermo Realty Ltd. Floor Below Below Main Below Below Below	Type Recreation Room Bedroom Storage Laundry Foyer Bathroom Floor Main Main	13'3 x 3 14'11 x 9'4 x 8' 11'6 x 11'6 x # of Pieces 4	29'6 (8'2 7'3 11'10 Ensuite? No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Services Floor (Main): Finished Floor (Main): Finished Floor (Below): Finished Floor (Below): Finished Floor (Desmt): Finished Floor (Total):	Electricity,Natural Gas LOT 175, PLAN NWPS ClthWsh/Dryr/Frdg/Str Century 21 Creekside Type Family Room Kitchen Eating Area Bedroom Primary Bedroom Bedroom 1,247 sqft 0 sqft 1,027 sqft 0 sqft 2,274 sqft	35336, DISTRICT LOT 17, GROUP ve/DW,Oven - Built In,Windows - Th Realty Ltd., Century 21 Creekside Dimensions 12'11 x 18'7 8'10 x 18'8 8'10 x 12'5 12' x 12'2 10'6 x 9' # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	ermo Realty Ltd. Floor Below Below Main Below Below Below 11 1 2 None	Type Recreation Room Bedroom Storage Laundry Foyer Bathroom Floor Main Main	13'3 x 3 14'11 x 9'4 x 8' 11'6 x 11'6 x # of Pieces 4 2	29'6 (8'2 7'3 11'10 Ensuite? No Yes
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Services Floor (Main): Finished Floor (Main): Finished Floor (Below): Finished Floor (Bsmt):	Electricity,Natural Gas LOT 175, PLAN NWPS ClthWsh/Dryr/Frdg/Str Century 21 Creekside Type Family Room Kitchen Eating Area Bedroom Primary Bedroom Bedroom 1,247 sqft 0 sqft 1,027 sqft 0 sqft	35336, DISTRICT LOT 17, GROUP ve/DW,Oven - Built In,Windows - Th Realty Ltd., Century 21 Creekside Dimensions 12'11 x 18'7 8'10 x 18'8 8'10 x 12'5 12' x 12'2 10'6 x 9' # Of Rooms: # Of Kitchens: # Of Levels: Suite:	ermo Realty Ltd. Floor Below Below Main Below Below Below 11 1 2	Type Recreation Room Bedroom Storage Laundry Foyer Bathroom Floor Main Main	13'3 x 3 14'11 x 9'4 x 8' 11'6 x 11'6 x # of Pieces 4 2	29'6 (8'2 7'3 11'10 Ensuite? No Yes

Come explore a fully renovated, modern 4-bedroom home nestled on a secure, fenced lot. The property features a sleek contemporary design with luxurious finishes and careful attention to detail. The open-concept living space is ideal for entertaining or spending quality time with family. Some updates are endless hot water, a new furnace engineered hardwood floors, a luxurious bathtub and heated floors in the washroom, newer appliances, a 27sqft fridge, and a steam oven, all set in a custom kitchen with a large covered deck featuring a convenient gas line. Don't let this opportunity pass you by- schedule a viewing today to make this elegant and functional dream home your very own.

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