## 6166 152A STREET SURREY

<b>Residential Detached</b>
\$4,199,000 (LP)

House/Single Family			Sullivan Station, V3S 1E7					\$4,199,000 (LP)	
Depth/Size (ft):			Bedrooms:		10	Approx. Year Bu	iilt: 202	2	
rontage (ft):	9	98.00	Bathrooms:		9	Age:	2		
ot Area: (sq.ft	t.)	12,059.00	Full Baths:		8	Zoning:	RHG	G	
ood Plain:		No	Half Baths:		1	Gross Taxes:	\$9,8	366.00	
ear Yard Exp:	: :	South				For Tax Year:	202	3	
liew:		Yes				P.I.D.:	030	-383-064	
tyle of Home:	:	2 Storey w/Bsmt.,Corner	Unit		Parking:	Total: 7 - Covered	d: 3		
Construction:		Frame - Wood			Covered Parking:	3			
Exterior:		Mixed			Parking Access:	Front			
Foundation:					Parking:	Garage; Triple,R	/ Parking Avail.		
Rain Screen:		Full			Locker:				
enovations:					Units in Dev:				
# of Fireplaces:		1 - Fuel: Natural Gas			Distance to:	Public Transit: Bsmt - School Bus: Bedroom			
Water Supply:		Community			Title to Land:	Freehold NonStrata			
Fuel/Heating:		Forced Air,Heat Pump,Radiant			Property Disc:	Yes			
Outdoor Area:		Balcny(s) Patio(s) Dck(s)			PAD Rental:				
Type of Roof:		Asphalt			Fixtures Leased:	No			
Floor Finish:		Hardwood			Fixtures Rmvd:	No			
gmt. Compan omplex / Subo	div:	Community,Electricity,Na	tural Gas,Sanitary So	ewer,Storm Sev	ver				
Igmt. Compan omplex / Sube ervices Conne egal: menities: ite Influences eatures: ylaw Restric: isting Broker( oor ain ain ain	div: ected: (s): Type Living Room Foyer Dining Room Family Room	Air Cond./Central,Guest Central Location,Golf Co Air Conditioning,ClthWsh Bathtub,Microwave,Pantr Homelife Benchmark Titu Dimensions 14'1 x 13'10 10'5 x 8'11 20'11 x 12'6 17'3 x 15'4	0, SECTION 11, TOV Suite,In Suite Laundr purse Nearby,Private S h/Dryr/Frdg/Stve/DW, ry,Storage Shed us Realty, Homelife B Floor Main Main Main Main	WNSHIP 2, NEW ry,Sauna/Steam Yard,Recreation Drapes/Window Benchmark Titus Type Pantry Bedroom Laundry Patio	V WESTMINSTER LAND I n Room, Workshop Detache n Nearby, Shopping Nearby v Coverings, Fireplace Inse s Realty Dimensions 5'8 x 4'6 13'7 x 12'2 7'11 x 12'2 33'6 x 13'1	ed prt,Garage Door Opene Floor Above Above Above Above	<b>Type</b> Bedroom Bedroom Walk-In Closet Laundry	<b>Dimensions</b> 12'6 x 19'2 14'4 x 13'0 10'4 x 9'0 8'0 x 12'6	
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Nestled in highly sought-after Sullivan Station, this rare new home is a true masterpiece! Meticulously crafted custom cabinets by Merritt Kitchen Co., sophisticated SileStone Countertops, and gleaming hardwood floors define perfection. A built-in coffee station and steam oven add both function and luxury. Enjoy radiant floors, automated blinds/lights, and custom European windows and doors, making the gourmet kitchen ideal for cooking and entertaining. Relax in the custom sauna steam room or enjoy movie nights in the oversized theatre. With a 2Br legal suite and a 2Br Nanny Suite, convenience is paramount. Exterior highlights include custom stucco with French mouldings, bespoke lighting, and RV Parking. This home epitomizes luxury living in Sullivan Station!

The enclosed information while deemed to be correct, is not guaranteed. Information and measurements should not be relied upon without independent verification. PREC\* indicates 'Personal Real Estate Corporation'. This communication is not intended to solicit properties already listed for sale.