

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1989
Frontage (ft):		Bathrooms:	3	Age:	35
Lot Area (sq.ft.):	3,814.00	Full Baths:	2	Zoning:	RS7
Flood Plain:		Half Baths:	1	Gross Taxes:	\$3,253.12
Rear Yard Exp:		Maint. Fee:	250.00	For Tax Year:	2023
View:	Yes			P.I.D.:	011-688-815

Style of Home:	End Unit,Rancher/Bungalow w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.,Garage; Double,Visitor Parking
Rain Screen:		Locker:	No
Renovations:	Completely	Units in Dev:	- Total Units in Strata: 12
# of Fireplaces:	3 - Fuel: Electric,Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s),Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	
Floor Finish:	Tile,Wall/Wall/Mixed	Fixtures Rmvd:	

View:	Yes : Greenery & Bridge
Mgmt. Company:	Self Managed
Complex / Subdiv:	SUDBURY TERRACE
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 5, DL 18, GROUP 2, NEW WESTMINSTER DISTRICT STRATA PLAN NW2806, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	None
Site Influences:	Central Location,Cul-de-Sac,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Hot Tub Spa/Swirlpool
Bylaw Restrict:	No Restrictions,Rentals Allwd w/Restrctns
Listing Broker(s):	Homelife Benchmark Realty (Langley) Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8'4 x 4'3	Below	Walk-In Closet	6'1 x 5'
Main	Living Room	17'9 x 14'4	Below	Bedroom	14'1 x 9'9
Main	Dining Room	13'4 x 12'6	Below	Bedroom	12'5 x 8'8
Main	Kitchen	14'1 x 11'11	Below	Den	12'3 x 6'2
Main	Family Room	10'7 x 10'1			
Main	Laundry	7' x 5'9			
Below	Primary Bedroom	11'10 x 11'10			

Finished Floor (Main):	885 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	903 sqft	# Of Levels:	2	Below	3	Yes
Finished Floor (Bsm):	0 sqft	Crawl/Bsm: Height:		Below	4	No
Finished Floor (Total):	1,788 sqft	Basement:	Full			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,788 sqft	# Of Pets:				

THIS STUNNING HOME is a 10/10 both inside & out!!! ENJOY SUNSETS @ Sunbury Terrace in this duplex style FULLY RENOVATED RANCHER w WALKOUT BASEMENT. The backyard is your OWN PRIVATE OASIS featuring gorgeous low maint landscaping, PRIVATE HOT TUB, fully fenced yard, surrounded by lovely greenery & entertaining deck for hours of fun! Main level welcomes you in with wonderful terra-cotta tile floors, spacious rooms with open floorplan, with an additional family room, den or flex room for your ideal needs. DESIGNER COLOURS & STUNNING KITCHEN, 2 piece powder room & laundry room. ARTISTIC FLAIR is prevalent through out & continues downstairs to the DESIGNER PRIMARY BEDROOM RETREAT, stunning mosaic tile & WI closet, oversized shower & 2 more Beds & Den - Double Garage + 2 spots... a MUST SEE!