

Depth/Size (ft):	125	Bedrooms:	3	Approx. Year Built:	1973
Frontage (ft):	69.00	Bathrooms:	3	Age:	51
Lot Area: (sq.ft.)	8,902.00	Full Baths:	3	Zoning:	RES
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$3,854.58
Rear Yard Exp:	South			For Tax Year:	2024
View:	Yes			P.I.D.:	005-511-143

Style of Home:	Split Entry	Parking:	Total: 7 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stucco	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.,Carport & Garage,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	2 - Fuel: Electric,Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcony(s),Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Carpet	Fixtures Rmvd:	No

View:	Yes : Bridge,Mountain,Sunsets,River
Mgmt. Company:	
Complex / Subdiv:	Sunbury Park
Services Connected:	Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	PL 41058 LT 177 DL 18 LD 36 GROUP 2.
Amenities:	
Site Influences:	Central Location,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Microwave,Storage Shed
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Performance Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'5 x 4'5	Bsmt	Kitchen	18'0 x 10'1
Main	Kitchen	12'4 x 10'7	Bsmt	Living Room	15'10 x 12'5
Main	Dining Room	10'2 x 10'7	Bsmt	Laundry	5'4 x 11'3
Main	Living Room	16'5 x 4'10	Bsmt	Storage	6'5 x 9'1
Main	Bedroom	8'7 x 10'8	Bsmt	Workshop	7'3 x 7'9
Main	Bedroom	8'8 x 10'1			
Main	Primary Bedroom	10'9 x 11'0			

Finished Floor (Main):	1,162 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	3	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	3	No
Finished Floor (Bsmt):	738 sqft	Suite:	None			
Finished Floor (Total):	1,900 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full			
Grand Total:	1,900 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Beautifully renovated, air-conditioned family home situated on 8,902 sqft view lot in the highly sought-after Sunbury Park neighborhood. Three spacious bedrooms on the main floor, 3 full bathrooms, features a recreation space downstairs, perfect for gatherings & entertainment, with loads of floor to ceiling storage & suite potential. Stunning sunsets & mountain views through the lrg living room window. The open floor plan enhances the sense of space & light, complemented by a stunning kitchen, modern flooring, & stylish lighting throughout. A lrg landscaped backyard with a private covered deck for a serene outdoor space for relaxation & play. Includes a paved concrete driveway, carport, garage. Conveniently located within the Sands Sec & Brooke Elem & close to Sunbury Park & Burns Bog.