



Presented by:  
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N. Delta, Sunshine Hills Woods

MLS# F1410547

Residential Detached

6575 SUNSHINE DR, V4E 1P4

Active



List Price:	\$674,900	Previous Price:	
		Original Price:	\$674,900
Complex/Subdiv: Sunshine Hills			
Frontage:	66.00 ft	Bedrooms:	4
Depth/Size:	130	Bathrooms:	3
Lot Area SqFt:	9,801	Full Baths:	2
Rear Yard Exp:	W	Half Baths:	1
Meas Type:	Feet	If New GST/HST Incl:	
Flood Plain:		Zoning:	RS1
View:	N		
Serv. Connected:	Water, Electricity, Natural Gas, Sanitary Sewer		
PID:	005-821-029	Type:	House/Single Family
Approx Yr Blt:	1971	Age at List Date:	43
Taxes:	\$3,667 (2013)		

Style of Home:	Rancher/Bungalow w/Bsmt.	Total Parking:	7	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	RV Parking Avail., Carport; Multiple		
Exterior:	Wood				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	2 blks
Type of Roof:	Fibreglass			Dist to School Bus:	steps
Renovations:		Reno Year:		Possession:	
Flooring:				Title to Land:	Freehold NonStrata
Water Supply:	City/Municipal			Seller's Interest:	Court Ordered Sale
Heat/Fuel:	Forced Air, Natural Gas			Mortgage Info:	\$0 / Treat as Clear Title
No. of Fireplaces:	2	R/I Fireplaces:		Property Disclosure:	Y
Fireplace Fuel:	Gas - Natural			Out Buildings:	
Outdoor Area:	Fenced Yard, Patio(s) & Deck(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal: PL 40794 LOT 308 LD 36 SEC 13 TWP 4  
 Amenities:  
 Site Influences:  
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	18'4" X 12'6"			X			X
Main F.	Dining	12' X 10'			X			X
Main F.	Kitchen	9'5" X 8'8"			X			X
Main F.	Family Room	13'6" X 10'5"			X			X
Main F.	Master Bedroom	13' X 12'6"			X			X
Main F.	Bedroom	11'6" X 9'6"			X			X
Main F.	Bedroom	10'6" X 9'3"			X			X
Bsmt	Recreation Room	23' X 12'3"			X			X
Bsmt	Games Room	11' X 10'8"			X			
Bsmt	Bedroom	15' X 15'6"			X			

<u>Floor Area (SqFt):</u>		<u>Bathrooms</u>	
Main Floor Area SqFt:	1,513	Total # Rooms:	10
Finished Floor Up SqFt:	0	# Kitchens:	1
Finished Floor Down:	0	Finished Levels:	2
Finished Floor Bsmt SqFt:	1,285	Crawl/Bsmt Height:	4
Total Finished Floor SqFt:	2,798	Basement Area:	Part, Partly Finished
Unfinished Floor:	0	Suite:	None
Grand Total Floor Area:	2,798		

Listing Broker(s): Royal LePage - Wolstencroft

Custom built West Coast style home. Lots of windows, 3 sets patio doors. Upgrades include roof - 10 yrs., furnace - 8 yrs., H/W tank - 2/2012. Kitchen upgraded approx 8 yrs ago with new cabinets, 3 sinks, countertops, backsplash. Main baths upgraded with jetted tub, newer vanities. Sunken living room with vaulted cedar ceiling, sable cedar paneling, parkay floors. Two gas f/places. Sauna in basement. Huge fenced back yard. Custom landscape treatment at front -lots of shrubs. Lots of parking including room for RV. Good family location three doors from Sunshine Elem. Sch. Please give notice for showings.