



Presented by:  
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Burnaby South, South Slope Residential Detached  
**4571 SUNLAND PL, V5J 3A3** MLS# V795939 **Sold**



List Price:	\$ 729,000	Previous Price:		Sold Price:	\$ 713,000
Days on Market:	13	Original Price:	\$ 729,000	Sold Date:	15-Nov-09
Complex/Subdiv:					
Frontage:	55.00 ft	Bedrooms:	4	PID:	000-679-127
Depth/Size:	125	Bathrooms:	3	Type:	House/Single Family
Lot Area SqFt:	6,875	Full Baths:	3	Approx Yr Blt:	1955
Rear Yard Exp:		Half Baths:	0	Age at List Date:	54
Meas Type:	Feet	If New GST Incl:		Taxes:	\$3,732 (2009)
Flood Plain:		Zoning:	R2		
View:	Y - UNOBSTRUCTED SOUTH				
Serv. Connected:	Electricity, Natural Gas, Sanitary Sewer, Water				

Style of Home:	Rancher/Bungalow w/Bsmt.	Total Parking:	4	Covered Parking:	3
Construction:	Frame - Wood	Parking Access:	Rear		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Triple, RV Parking Avail.		
Exterior:	Stucco, Wood				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	2BLKS
Type of Roof:	Asphalt			Dist to School Bus:	CLOSE
Renovations:	Partly	Reno Year:	2008	Possession:	TBA
Flooring:	Hardwood, Mixed, Tile			Title to Land:	Freehold NonStrata
Water Supply:	City/Municipal			Seller's Interest:	Registered Owner
Heat/Fuel:	Forced Air			Mortgage Info:	\$0
No. of Fireplaces:	3	R/I Fireplaces:		Property Disclosure:	Y
Fireplace Fuel:	Wood, Gas - Natural			Out Buildings:	
Outdoor Area:	Fenced Yard, Patio(s) & Deck(s), Sundeck(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:					

Legal: PL 15605 DL 157 LT F  
 Amenities:  
 Site Influences: Cul-de-Sac, Golf Course Nearby, Lane Access, Private Yard, Shopping Nearby  
 Features Incl: Clothes Washer/Dryer, Dishwasher, Drapes/Window Coverings, Free Standing F/P or Woodstove, Microwave, Oven-Built In, Range, Refrigerator, Storage Shed, Vaulted Ceiling

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	19' X 11'7	Bsmt	Kitchen	13'7 X 6'4			X
Main F.	Kitchen	17' X 15'	Bsmt	Bedroom	12'6 X 11'6			X
Main F.	Family Room	15' X 12'	Bsmt	Bedroom	12'1 X 10'2			X
Main F.	Dining	13'5 X 12'2	Bsmt	Workshop	13'3 X 6'2			X
Main F.	Den	11'4 X 7'11	Bsmt	Entrance Hall	14' X 4'			X
Main F.	Master Bedroom	12'6 X 12'3			X			X
Main F.	Bedroom	10'5 X 9'4			X			X
Main F.	Walk-In Closet	9'2 X 7'			X			X
Main F.	Laundry	7'6 X 3'			X			
Bsmt	Living Room	26' X 12'8			X			

<u>Floor Area (SqFt):</u>		<u>Bathrooms</u>	
Main Floor Area SqFt:	1,606	Total # Rooms:	15
Finished Floor Up SqFt:	0	# Kitchens:	2
Finished Floor Down:	0	Finished Levels:	2
Finished Floor Bsmt SqFt:	1,082	Crawl/Bsmt Height:	4
Total Finished Floor SqFt:	2,688	Basement Area:	Fully Finished, Separate Entry
			5
Unfinished Floor:	0	Suite:	Unauthorized Suite
Grand Total Floor Area:	2,688		7
			8

Listing Broker(s): Sutton Centre Realty

Be the envy of your friends with this beautiful cul-de-sac home. An entertainers dream which features large open kitchen with centre island & family room with large widnows & vaulted ceiling next to your huge 45 x 13'6 patio/deck in the backyard overlooking nicely done landscaping plus large dining & living room offer beautiful southern views. Some updates include rear addition (with permits), 5 yr old roof, skylights, double glazed windows, plumbing, electrical & drain tiles. Original hardwood under upstairs carpets. 2 bed (possible 3rd bed potential) bsmt suite with separate entrance & ldry or use as lge rec room for growing family. Guys, there's a 37x23' triple car garage with 220v power & small RV parking.