



Presented by:  
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N. Delta, F14 (Sunshine Hills Woods) Residential Detached  
**6782 WESTVIEW DR** MLS # F2903365 **Sold**



List Price:	\$494,800	Sold Price:	\$490,000	Days on Market:	80
		Sold Date:	07-May-09		
Previous Price:	\$509,900	Complex/Subdiv:	Sunshine Hills		
Original Price:	\$509,900	Postal Code:	V4E 2L8		
Frontage:	49.20 ft	Type:	HOUSE		
Depth/Size:	211.74	Approx Yr Blt:	1981		
Lot Area SqFt:	10,381	Bedrooms:	3	Age at List Date:	28
Rear Yard Exp:	East	Bathrooms:	3	Zoning:	SFD
Meas Type:	Feet	Full Baths:	2	Taxes:	\$2,745 /2008
Flood Plain:	Exempt	Half Baths:	1	If New GST Incl:	
Serv. Connected:	Electricity / Natural Gas / Sanitary Sewer / Storm Sewer / Water	Occupancy:	Owner		
View:	No				

Style of Home:	3 Level Split	Total Parking:	4	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double		
Exterior:	Wood				
Rainscreen:		Dist to Public Trans:	Close	Dist to School Bus:	Close
Type of Roof:	Asphalt	Possession:			
Renovations:		Reno Year:			
Flooring:	Wall/Wall/Mixed	Title to Land:	Freehold NonStrata		
Water Supply:	City/Municipal	Seller's Interest:	Registered Owner /		
Heat/Fuel:	Forced Air / Natural Gas	Mortgage Info:	0 /		
No. of Fireplaces:	2	R/I Fireplaces:		Property Disclosure:	Y
Fireplace Fuel:	Gas - Natural / Wood			Roughed in Plumb:	
Outdoor Area:	Balcony(s); Patio(s) or Deck(s)	Fixtures Leas:	No		
Pad Rental:		Fixt Removed:	No		
Out Buildings:	Garage Sz: 20'7 x 20'7 /				

Legal: PL 60764 LD 36 470 SEC 14 TWP 4 PL 60764. PID: 002-596-971  
 Amenities:  
 Features Incl: Drapes/Window Coverings / Garage Door Opener / Windows - Thermo / Vacuum R.I.  
 Site Influences: Central Location / Golf Course Nearby / Paved Road / Private Yard / Recreation Nearby / Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	17'9 X 12'9			X			X
Main F.	Kitchen	8'5 X 11'3			X			X
Main F.	Eating Area	10'10 X 7'4			X			X
Main F.	Dining	11' X 9'			X			X
Main F.	Entrance Hall	9'7 X 5'6			X			X
Below	Family Room	20'2 X 13'9			X			X
Below	Laundry	9'6 X 7'6			X			X
Above	Master Bedroom	13'8 X 12'10			X			X
Above	Bedroom	12'7 X 9'10			X			
Above	Bedroom	10'4 X 9'9			X			

Floor Area (SqF)		Total # Rooms:		Bathrooms	
Main Floor Area SqFt:	690	Total # Rooms:	10	1	2 Piece; Ensuite: N; Level: Below
Finished Floor Up SqFt:	651	# Kitchens:	1	2	4 Piece; Ensuite: N; Level: Above
Finished Floor Down:	483	Finished Levels:	3	3	3 Piece; Ensuite: Y; Level: Above
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:		4	
Total Finished Floor SqFt:	1,824	Basement Area:	Crawl	5	
				6	
Unfinished Floor:	0	Suite:	None	7	
Grand Total Floor Area:	1,824			8	

Listing Broker(s): RE/MAX Performance Realty

Beautiful 3 level split situated on a private manicured 10,300 SF lot in Sunshine Hills! Features include newer roof, updated kitchen with newer appliances, large family room with cozy gas fireplace, bright dining room & living room with wood burning fireplace, big master bedroom with 3 piece ensuite and good size closet! This home is in pristine condition just move in and unpack your bags!