



Presented by:
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N. Delta, F12 (Nordel) Residential Detached
8522 SULLIVAN PL MLS # F2815885 **Sold**



List Price:	\$489,900	Sold Price:	\$465,000	Days on Market:	115
		Sold Date:	12-Sep-08		
Previous Price:	\$509,900	Complex/Subdiv:		Type:	HOUSE
Original Price:	\$549,900	Postal Code:	V4C 4E4	Approx Yr Blt:	1974
Frontage:	62.00 ft			Age at List Date:	34
Depth/Size:	109	Bedrooms:	5	Zoning:	SFRES
Lot Area SqFt:	6,792	Bathrooms:	3	Taxes:	\$2,592 /2007
Rear Yard Exp:	North	Full Baths:	3	If New GST Incl:	
Meas Type:	Feet	Half Baths:	0	Occupancy:	Owner
Flood Plain:	No				
Serv. Connected:	Electricity / Natural Gas / Sanitary Sewer / Storm Sewer / Water				
View:	No				

Style of Home:	Basement Entry / Split Entry	Total Parking:	6	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double		
Exterior:	Aluminum / Brick				
Rainscreen:		Dist to Public Trans:	2 BLKS	Dist to School Bus:	3 BLKS
Type of Roof:	Asphalt	Possession:			
Renovations:	Partly	Title to Land:	Freehold NonStrata		
Flooring:	Vinyl/Linoleum/ Wall/Wall/Mixed	Seller's Interest:	Registered Owner /		
Water Supply:	City/Municipal	Mortgage Info:	0 /		
Heat/Fuel:	Forced Air / Natural Gas				
No. of Fireplaces:	2	R/I Fireplaces:		Property Disclosure:	Y
Fireplace Fuel:	Wood			Roughed in Plumb:	
Outdoor Area:	Fenced Yard / Patio(s) / Sundeck(s)	Fixtures Leas:	No	Fixt Removed:	Yes- Magnolia Tree in front yrd
Pad Rental:					
Out Buildings:					

Legal: PL 40536 LD 36 1068 DL 440 GP 2 PL 40536. PID: 005-369-193
 Amenities:
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW / Drapes/Window Coverings / Vaulted Ceiling
 Site Influences: Central Location / Cul-de-Sac / Private Setting / Private Yard / Recreation Nearby / Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13'7 X 19'	Below	Bedroom	9'7 X 8'10			X
Main F.	Kitchen	11' X 18'5	Below	Laundry	8' X 7'9			X
Main F.	Eating Area	11'6 X 13'			X			X
Main F.	Dining	13'3 X 12'7			X			X
Main F.	Master Bedroom	13'10 X 11'6			X			X
Main F.	Bedroom	10'5 X 9'			X			X
Main F.	Bedroom	10'5 X 9'8			X			X
Below	Bedroom	12'3 X 12'6			X			X
Below	Family Room	19'2 X 13'4			X			
Below	Recreation Room	13'6 X 13'6			X			

Floor Area (SqF)		Total # Rooms:		Bathrooms	
Main Floor Area SqFt:	1,500	Total # Rooms:	12	1	3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Up SqFt:	0	# Kitchens:	1	2	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Down:	0	Finished Levels:	2	3	3 Piece; Ensuite: N; Level: Below
Finished Floor Bsmt SqFt:	1,100	Crawl/Bsmt Height:		4	
Total Finished Floor SqFt:	2,600	Basement Area:	Fully Finished	5	
				6	
Unfinished Floor:	0	Suite:	None	7	
Grand Total Floor Area:	2,600			8	

Listing Broker(s): RE/MAX 2000 Realty (Panorama)

Spacious North Delta home w/room to entertain family & friends. Living room with bay window, WB fireplace, separate dining room, 3 bdrms upstairs. Renovated kitchen is the heart of the home. Basement includes 2 bdrms, family room & games room. Great location. Original owners.