

# 7651 SUNNYMEDE CRESCENT

Board: V, Detached  
House/Single Family

Richmond  
Broadmoor  
V6Y 1H3



Days on Market:	List Date:	Expiry Date:	
Previous Price:	Original Price:	Sold Date:	
Meas. Type: <b>Feet</b>	Frontage (feet): <b>80.00</b>	Approx. Year Built: <b>1976</b>	
Depth / Size: <b>144</b>	Frontage (metres): <b>24.38</b>	Age: <b>42</b>	
Lot Area (sq.ft.): <b>10,987.00</b>	Bedrooms: <b>4</b>	Zoning: <b>RS1/E</b>	
Flood Plain:	Bathrooms: <b>4</b>	Gross Taxes: <b>\$9,059.41</b>	
Council Apprv?:	Full Baths: <b>3</b>	For Tax Year: <b>2017</b>	
Rear Yard Exp:	Half Baths: <b>1</b>	Tax Inc. Utilities?: <b>No</b>	
If new, GST/HST inc?:		P.I.D.: <b>003-416-097</b>	
View: <b>No :</b>		Tour:	
Complex / Subdiv:			
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water Sewer Type:</b>			

Style of Home: <b>2 Storey</b> Construction: <b>Frame - Wood</b> Exterior: <b>Stucco, Wood</b> Foundation: <b>Concrete Perimeter</b> Rain Screen: Renovations: # of Fireplaces: <b>1</b> Fireplace Fuel: <b>Wood</b> Water Supply: <b>City/Municipal</b> Fuel/Heating: <b>Baseboard, Natural Gas</b> Outdoor Area: <b>Balcony(s), Patio(s)</b> Type of Roof: <b>Torch-On</b>	CSA/BCE: Reno. Year: R.I. Plumbing: R.I. Fireplaces: Metered Water:	Total Parking: <b>2</b> Covered Parking: <b>2</b> Parking Access: <b>Front</b> Parking: <b>Garage; Double</b> Dist. to Public Transit: Dist. to School Bus: Title to Land: <b>Freehold NonStrata</b> Seller's Interest: <b>Power of Attorney, Registered Owner</b> Property Disc.: <b>No : LISTING SIGNED BY POWER OF ATTORNEY</b> PAD Rental: Fixtures Leased: <b>No :</b> Fixtures Rmvd: <b>No :</b> Registered: Floor Finish: <b>Hardwood, Tile, Wall/Wall/Mixed</b>
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Legal: <b>PL NWP43665 LT 176 BLK 4N LD 36 SEC 20 RGE 6W</b> Amenities: <b>Pool; Outdoor</b> Site Influences: <b>Central Location, Private Setting, Recreation Nearby, Shopping Nearby</b> Features: <b>ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Security System, Swimming Pool Equip., Vacuum - Built In</b>	Municipal Charges Garbage: Water: Dyking: Sewer: Other:
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Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'11 x 20'8	Above	Den	11'8 x 12'4			x
Main	Library	8' x 8'10	Above	Flex Room	15'1 x 5'7			x
Main	Dining Room	14'7 x 15'8	Above	Bedroom	9'3 x 11'8			x
Main	Family Room	18'1 x 14'5	Above	Bedroom	9'4 x 11'8			x
Main	Eating Area	9' x 14'1						x
Main	Kitchen	11'4 x 20'1						x
Main	Bedroom	9'1 x 9'5						x
Main	Mud Room	7'5 x 11'7						x
Main	Laundry	7'10 x 5'8						x
Above	Master Bedroom	11'8 x 14'9						x

Finished Floor (Main): <b>1,997</b> Finished Floor (Above): <b>1,240</b> Finished Floor (Below): <b>0</b> Finished Floor (Basement): <b>0</b> Finished Floor (Total): <b>3,237 sq. ft.</b> Unfinished Floor: <b>0</b> Grand Total: <b>3,237 sq. ft.</b>	# of Rooms: <b>14</b> # of Kitchens: <b>1</b> # of Levels: <b>2</b> Suite: Crawl/Bsmt. Height: Beds in Basement: <b>0</b> Beds not in Basement: <b>4</b> Basement: <b>None</b>	Bath 1 2 3 4 5 6 7 8	Floor # of Pieces Main <b>2</b> Main <b>4</b> Above <b>5</b> Above <b>5</b>	Ensuite? No Yes Yes Yes	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Grg Door Ht:
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Realtor **Fabulous lot in Sunnymede (10,987 sq ft). Measurements by Excelsior.**  
Remarks:

**Fabulous lot in prestigious Sunnymede. Custom home designed by architect Dalla-Lana in 1976 with post and beam construction. Open space concept with natural light flooding window walls and skylights. Walking distance to Ferris Elementary School and close to transportation and shops.**