



Presented by:

# Margaret H Leung

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**Active**  
**R2334874**  
Board: V  
House/Single Family

## 7651 SUNNYMEDE CRESCENT

Richmond  
Broadmoor  
V6Y 1H3

Residential Detached

**\$1,998,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>76.25</b>	Original Price: <b>\$1,998,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1975</b>
Depth / Size: <b>irreg</b>	Bathrooms:	<b>4</b>	Age: <b>44</b>
Lot Area (sq.ft.): <b>10,987.00</b>	Full Baths:	<b>3</b>	Zoning: <b>RS1/E</b>
Flood Plain:	Half Baths:	<b>1</b>	Gross Taxes: <b>\$9,193.57</b>
Rear Yard Exp: <b>North</b>			For Tax Year: <b>2018</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>003-416-097</b>
			Tour:

View: **No** :

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Stucco, Wood**  
 Foundation: **Concrete Slab**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Wood**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Baseboard, Hot Water, Natural Gas**  
 Outdoor Area: **Balcony(s), Patio(s)**  
 Type of Roof: **Torch-On**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces:

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Garage; Double**

Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **No**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **No** :  
 Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **PL NWP43665 LT 176 BLK 4N LD 36 SEC 20 RNG 6W.**

Amenities: **Pool; Outdoor**

Site Influences: **Central Location, Private Setting, Recreation Nearby, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Security System, Stove, Vacuum Blt. In**

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			x
Main	Kitchen	11'4 x 20'1			x			x
Main	Bedroom	9'1 x 9'5			x			x
Main	Mud Room	7'5 x 11'7			x			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>	# of Rooms: <b>14</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,240</b>	# of Kitchens: <b>1</b>	1	<b>Main</b>	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>2</b>	2	<b>Main</b>	<b>4</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	3	<b>Above</b>	<b>5</b>	<b>Yes</b>	Pool:
Finished Floor (Total):	<b>3,237 sq. ft.</b>	Crawl/Bsmt. Height:	4	<b>Above</b>	<b>5</b>	<b>Yes</b>	Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	5				Door Height:
Grand Total:	<b>3,237 sq. ft.</b>	Basement: <b>None</b>	6				
			7				
			8				

Listing Broker(s): **RE/MAX Margaret Leung Realty**

**Magnum Projects Ltd.**

**Fabulous lot in prestigious Sunnymede. Build your dream home of over 4500 sq. ft. or renovate this custom home designed by architect Dalla-Lana in 1975 with post and beam construction. Open space concept with natural light flooding window walls and skylights. Large courtyard. Walking distance to Ferris Elementary School and close to transportation and shops. Surrounded by many grand new homes. Definitely a great buy not to be missed.**