

GAVIN HUGHES

REAL ESTATE TEAM

 LOVE YOUR NEIGHBOURHOOD



4554 SUNLAND PLACE

SOUTH SLOPE | BURNABY SOUTH

\$1,888,000

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\$1,888,000 | BURNABY SOUTH

Unique character home on a large 11,650 sf lot! Nestled at the end of the cul-de-sac, this charming home is an oasis from daily life. Private and lovingly landscaped, the grounds feature many trees and bushes including kiwi, apple/pear, plum, fig, sour cherry, peach, walnut, red currant, raspberry, blueberries, raised vegetable planters as well as mature roses and florals w/ manicured grass sections. The home features 3BR up with a large kitchen, living room with a gas fireplace and spacious wrap-around, south-facing deck. Downstairs has 1BR/1BA as well as large family room with attached solarium and patio area. Indoor workshop area connects to outdoor workshop area for artists and home projects, w/ lots of storage. Metal roof w/ leaf guard gutters. Near school, golf & shopping.



This lovingly landscaped family home is like having a mini UBC Botanical garden. Truly an oasis in the city - full of fruit trees and bushes along with perennial florals.

HIGHLIGHTS

- Metal Roof
- Leaf-guard gutters
- Indoor workshop room
- Outdoor workshop area
- Main floor laundry
- Wrap-around south facing deck
- Bright kitchen with lots of storage
- Cedar and oak accents throughout
- Office/den off kitchen
- Stainless appliances, gas stove
- Sunny solarium off family room
- Skylights in kitchen and bedroom
- Large treed lot providing privacy
- Suite potential



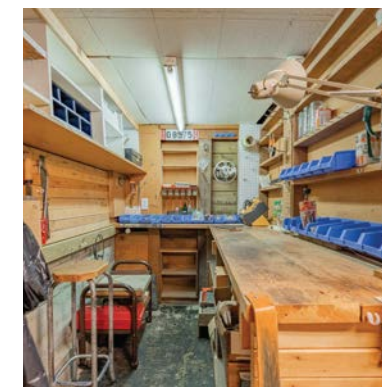
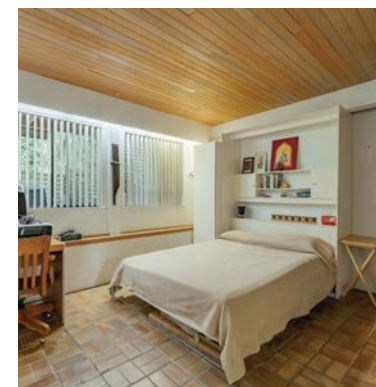
SPECS

Main Floor:	1,575 sq. ft.
Below Main Floor:	1,519 sq. ft.
Total Finished Area:	3,094 sq. ft.
Exterior Storage:	38 sq. ft. (plus additional garden shed)
Exterior Workshop:	88 sq. ft.
Sundeck Area:	360 sq. ft.
Bedrooms:	3 up, 1 below
Bathrooms:	2 full, 1 partial
Parking:	2 Carport
Features:	Clothes Washer/Dryer Fridge/Stove/DW
Style of Home:	2 Storey
Construction:	Wood Frame
Title:	Freehold NonStrata
Taxes:	\$5,866.43 (2022)
Foundation:	Concrete Perimeter
Frontage:	51 ft.
Lot Area:	11,620 sq. ft.
Year Built:	1943



SCHOOLS & AMENITIES

- Nelson Elementary
- Burnaby South Secondary
- Marlborough (French Immersion)
- Riverway Sports Complex
- Riverway Golf Course
- Big Ben Shopping District
- Burnaby Fraser Foreshore Park
- Frogger's Creek Ravine Park
- 5 Mins to Metrotown
- Easy access to Richmond, New West
- 1 Block to transit
- 25 mins to DT Vancouver



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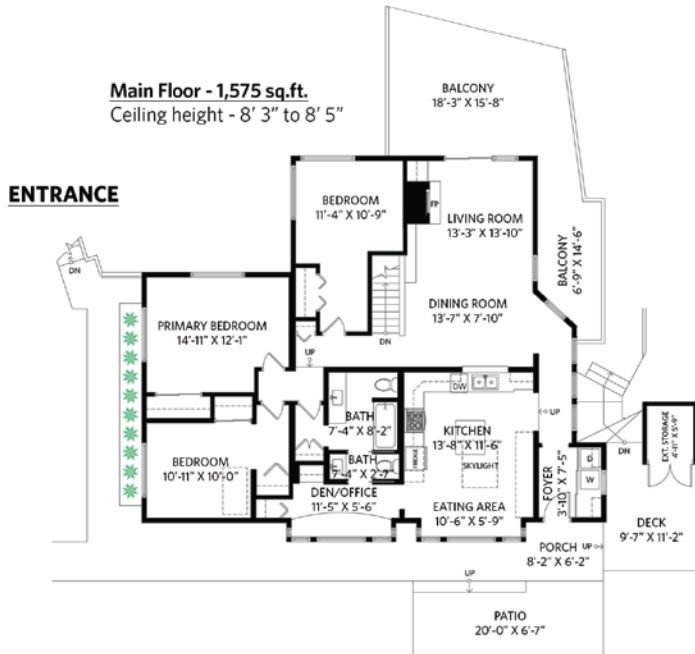


Garden in bloom photos

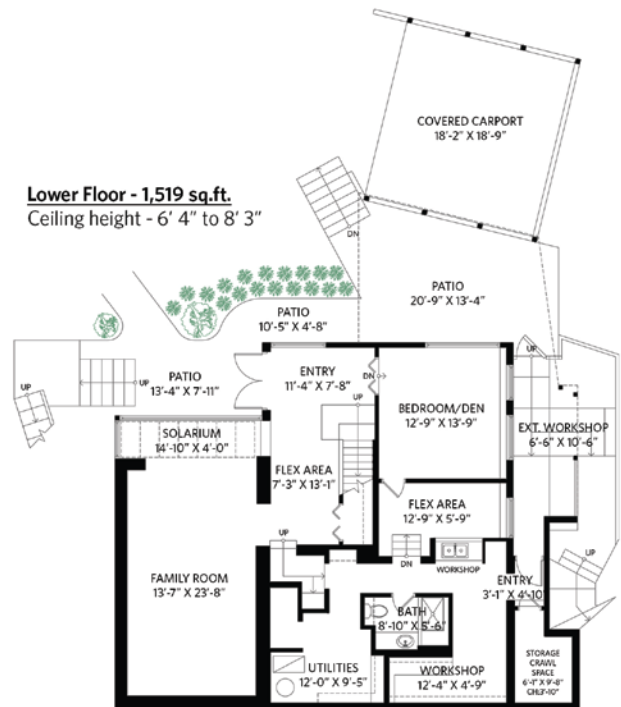
4554 Sunland Pl, Vancouver

4 bedrooms + den + 2 1/2 bathrooms

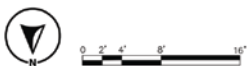
Main Floor:	1,575 sq.ft.	Covered Carport:	369 sq.ft.
Lower Floor:	1,519 sq.ft.	Exterior Storage:	38 sq.ft.
Total Interior:	3,094 sq.ft.	Exterior Workshop:	88 sq.ft.
Exterior Living:	1,151 sq.ft.	Crawl Space:	65 sq.ft.



Main Floor - 1,575 sq.ft.
Ceiling height - 8' 3" to 8' 5"



Lower Floor - 1,519 sq.ft.
Ceiling height - 6' 4" to 8' 3"



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Floor plan measurements, dimensions, square footage, existing structures & features are approximations and for illustrative purposes only. We make no guarantee, warranty, or representation, expressed or implied, as to the accuracy and completeness of this rendering. Independent verification is recommended. EGO Insured for \$1,000,000



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