



Presented by:
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Active **8607 BYRON ROAD** Residential Detached
R2566158 N. Delta **\$1,268,000 (LP)**
 Board: F Nordel
 House/Single Family V4C 7P7 (SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$1,268,000**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1984**
 Depth / Size: Bathrooms: **3** Age: **37**
 Lot Area (sq.ft.): **6,553.00** Full Baths: **3** Zoning: **RES**
 Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$3,667.35**
 Rear Yard Exp: For Tax Year: **2020**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **002-238-519**
 Tour:

View: **No** :
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: **4 Level Split** Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
 Construction: **Frame - Wood** Parking: **Garage; Double**
 Exterior: **Mixed, Wood** Dist. to Public Transit: **5 min bus stops** Dist. to School Bus:
 Foundation: **Concrete Perimeter** Title to Land: **Freehold NonStrata**
 Rain Screen: Reno. Year: **2016**
 Renovations: **Partly** R.I. Plumbing:
 # of Fireplaces: **2** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas** Metered Water:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Electric**
 Outdoor Area: **Fenced Yard**
 Type of Roof: **Asphalt**

Legal: **LOT 41, PLAN NWP66151, DISTRICT LOT 440, GROUP 2, NEW WESTMINSTER LAND DISTRICT**
 Amenities: **Storage**
 Site Influences: **Cul-de-Sac, Private Yard**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Hot Tub Spa/Swirlpool, Microwave**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 14'	Above	Bedroom	10' x 10'			x
Main	Kitchen	16' x 9'8	Bsmt	Bedroom	9'10 x 9'			x
Main	Dining Room	10'5 x 9'10	Bsmt	Games Room	22' x 16'			x
Below	Family Room	21' x 13'	Bsmt	Kitchen	12' x 8'			x
Below	Solarium	15' x 15'			x			x
Below	Office	11' x 10'			x			x
Below	Laundry	11' x 7'			x			x
Above	Master Bedroom	13' x 13'			x			x
Above	Bedroom	13' x 10'			x			x
Above	Bedroom	11' x 9'10			x			x

Finished Floor (Main):	515	# of Rooms:	14	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	820	# of Kitchens:	2	1	Main	4	No	Barn:
Finished Floor (Below):	710	# of Levels:	4	2	Above		Yes	Workshop/Shed:
Finished Floor (Basement):	590	Suite:	Unauthorized Suite	3	Above	4	Yes	Pool:
Finished Floor (Total):	2,635 sq. ft.	Crawl/Bsmt. Height:		4	Above	4	No	Garage Sz:
Unfinished Floor:	0	Beds in Basement:	1	5				Grg Dr Ht:
Grand Total:	2,635 sq. ft.	Beds not in Basement:	4	6				
		Basement:	Fully Finished	7				
				8				

Listing Broker(s): **Homeland Realty**

Rarely available. Located in a quiet cul-de-sac of Delwood/Sunbury area, 4 level split charming home with 6 bedrooms and 4 bathrooms! Many upgrades and renovations in 2014, 2016 & 2017, updated kitchen with stainless steel appliances. Upstairs features 4 spacious bedrooms with 3 full washrooms great for any growing family. Landscaped, fenced private yard with large sun room with hot tub for those wonderful afternoons and evenings. Walking distance to bus stops, parks and shopping. Quick commuter access to Nordel Way, Alex Fraser Bridge makes this a great location.