

# THE FARQUHAR ADVANTAGE

Experience, Success & Local Knowledge



## 40 Sunnylea Avenue East

\$ 769,000 Taxes: \$ 5,165.01 (2009)—Lot Size: 50ft. X 125ft.

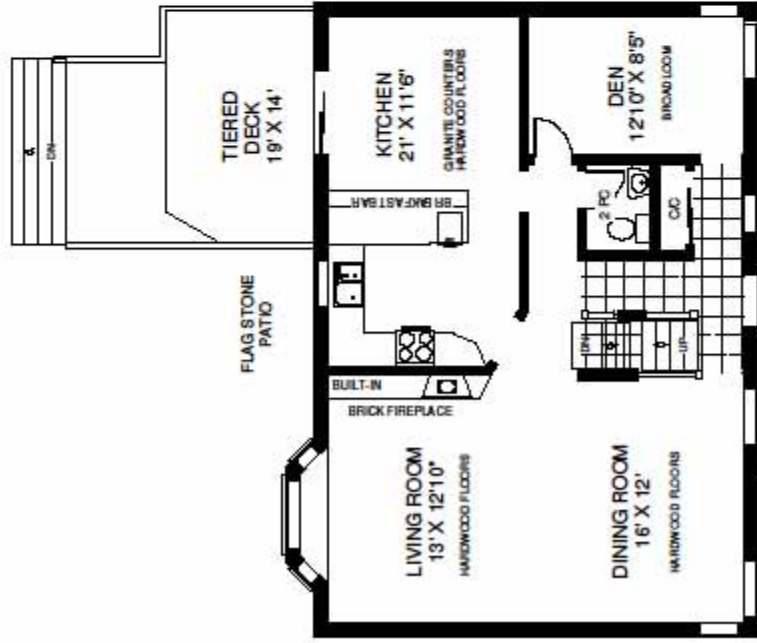


**Tasi,\* Norm\*\* & Adrienne\* FARQUHAR**

\*Sales Representative, \*\*Broker

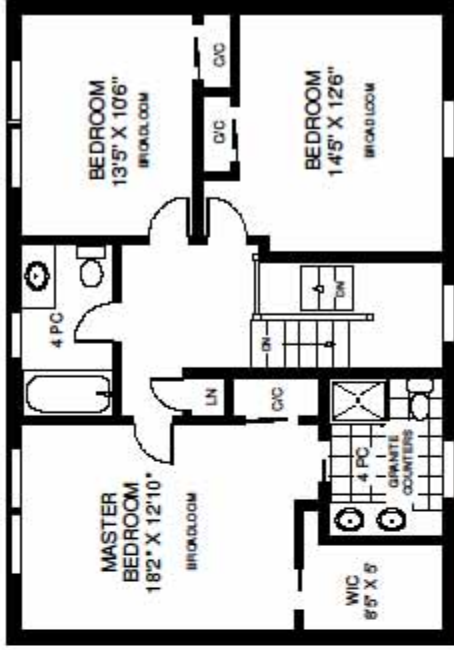
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**40 SUNNYLEA AVENUE EAST**

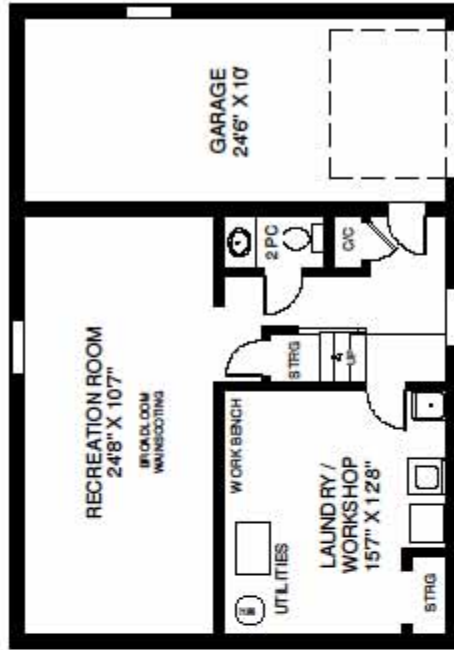


**MAIN FLOOR  
APPROXIMATELY 1,029 SQ. FT.**

Note: Measurements & Calculations are approximate. Provided as a guide line only.



**SECOND FLOOR  
APPROXIMATELY 1,029 SQ. FT.**



**LOWER FLOOR  
APPROXIMATELY 719 SQ. FT.**

Sunnylea charmer! Lovely two storey family home with a 24 ½ ft. deep garage for extra storage, main floor den, spacious living/dining room combination, renovated kitchen, three bedrooms, four bathrooms including a renovated master ensuite. The house is freshly painted with new carpet in the traffic areas and in the basement. 125' deep fenced lot.

### Main Level

- The front entry features a tiled floor, hexagon window and double mirrored closet for coats, boots & shoes
- An oversized window above the front door lights up the entry and upper hall
- Hardwood throughout the principal rooms
- Great living space in the open concept living/dining room featuring a bay window with built-in storage and wood-burning fireplace with brick surround and built-in shelves
- Gorgeous custom built eat-in kitchen with floor-to-ceiling medium-toned wood cupboards that include both a pantry and broom closet, granite counter & breakfast bar, neutral subway-tile backsplash, double sink under oversized window, pot lights and sliding door walk-out to deck
- Main floor den/family room with wrap window
- 2 piece powder room

### Upper Level

- Spacious master suite with walk-in closet and double "organized" closet, large new ensuite with glass enclosed shower, double sink, large vanity and linen closet
- Both the large second bedroom and third bedroom have double organized closets

### Basement

- Newly painted recreation room with bead board wainscoting
- 2 piece powder room
- Storage under the stairs and storage area in the utility room
- Access to garage from this level

### Exterior

- Brick exterior with siding
- Shutters and dormers, flagstone walkway, composite/wood porch & rail
- Custom built tiered composite/wood deck with large enclosed storage area underneath



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Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based upon information furnished by principals and sources which we believe are reliable, but for which we assume no responsibility. Not intended to solicit buyers or sellers currently under contract with a broker. E.&O.E.