

RESIDENTIAL**4420 SUNHAVEN CT****ACTIVE****LP: \$669,900**

Property Class: Single Family
Area: Sherwood Park
Community: Summerwood
Building Type: Detached Single Family
Style: 2 Storey
Legal Plan: 1027153 **Blk:** 135 **Lot:** 97 **Unit:** **UF:**
Linc #: 0034640235
Title to Land: Fee Simple
Exclusion Y/N: N **SRR:** N **Disc:**
Warranty:

Listing ID#: E4080205
Postal Code: T8H 0R2
Zone: Zone 25
Year Built: 2011
Ownership: PRIV
Conform:
Restrictions: N-KNW



Please give reasonable notice for showings. For showings, please call Team Oosterveld @ 587-269-3333 weekdays 9 - 12pm (LANDLINE - NO TEXTING). Evenings and weekends call/text Colin @ 780-218-2657

Located on a pie shaped lot, in a quiet cul de sac in Summerwood sits this gorgeous Pacesetter built, 2796 sq/ft two storey home. The main floor is covered in high end laminate, the kitchen is extensively upgrade with ceiling high cabinets, stainless steel appliances, granite counter tops and a walk through butler's pantry. The open concept living room features west facing windows and a gas fireplace. Finishing off the main floor is a dining room and a 2pc bathroom. Walk upstairs and you are greeted by a bonus/theatre room, w/ built-in speakers. With west facing windows, the huge master bedroom attracts tons of light, the ensuite has his/her sinks, large soaker tub and walk-in shower. Also upstairs are 2 generously large bedrooms, a 4pc bathroom and laundry room w/ a sink. Downstairs is partially finished with 9' ceilings, a 4th bedroom and 3pc bathroom. The backyard is highlighted by a deck great for entertaining with a gas line for bbq and tons of back yard space for the kids to play.

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc		2Pc	3Pc	4Pc	5Pc	6Pc		Finished Levels: 2
Baths:	0	1	1	1	0	0	Ensuite Bath:	0	0	0	1	0		Level: SqM: SqFt:
Addl Rms:	0						Bdrms Above:	3				4		Main Level:
Living Rm:			M				Master Bdrm:		U					Upper:
Dining Rm:			M				Bedroom 2:		U					Above Grade:
Kitchen:			M				Bedroom 3:		U					Lower Level:
Family Rm:							Bedroom 4:		B					Below Grade:
Den:							Bonus Rm:		U					Total A.G.: 259.83 2,796.81

Fireplace Y/N:		F/P Fuel:		Fireplace Type:	
Heating:	Forced Air-1	Heat Fuel:	Natural Gas	Roof Type:	Asphalt Shingles
Construction:	Wood Frame	Foundation:	Concrete	Basement:	Full / Partly Finished
Exterior:	Vinyl			Sec Suite Y/N:	N 2nd Suite Permit By Seller:
Features:	Closet Organizers, Deck, Front Porch, No Smoking Home, See Remarks			Flooring:	Carpet, Ceramic Tile, Hardwood
				Goods Excluded:	Garage Work Bench, Garage Cupboards
Goods Included:	Dishwasher-Built-In, Dryer, Oven-Built-In, Refrigerator, Washer, Window Coverings, Projector, Stove-Countertop Inductn			Lot Shape:	Pie Shaped Lot SqM: 570.00
				Front Exp:	E Unit Exp:
Site Influences:	Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby, See Remarks			Frontage:	Depth:
				Tax Amt/Yr:	4,210.00 / 2016 LI/Yr: \$0 /
Parking:	Double Garage Attached			Zoning:	
Virtual Tour:	https://www.youtube.com/watch?v=R4yS1UDVO5Q			Elem. School:	
Brochure:				Jr High School:	
				Sr High School:	
				Other School:	

Condo Name:		Total Units:		Total Floors:		Floor		Floor #:	
Encl Parking:		Parking Unit:		Park Plan Type:		Park Plan Desc:			
Condo Fee:		Condo Fee Incl:							
HOA Fee:		HOA Fee Incl:							

Seller Name:	Terry Davies & Heather Davies	Appointment:	Must Confirm Appointment
Appt Name:	Colin	Appt Phone:	780-218-2657
List Agent:	Colin M Clowater - Ph: 780-218-2657	Listing Date:	9/1/2017
Agent E-mail:	Colin@teamoosterveld.com	Agent URL:	http://www.teamoosterveld.com
List Firm:	RE/MAX Elite - Off#: 780-464-4100	Occupancy:	Seller DOM: 0
List Agent 2:	Ben S Oosterveld	Possession:	Possession Days: Possession Notes: 45 Days
List Firm 2:	RE/MAX Elite	Co-Operating Commission:	3.5/1.5

Pending Date:		Sold Price:		Input Date:	9/1/2017 10:51 AM
Sold Date:		Adjustmnt Date:		Expiration	11/1/2017
Seller Agent:		Seller Agent 2:			
Seller Firm:		Seller Firm 2:			