



Presented by:  
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Richmond, Terra Nova Residential Detached  
**6180 DUNSMUIR CR, V7C 5T7** MLS# V1011551 **Active**



List Price: \$1,320,000 Previous Price:  
 Original Price: \$1,320,000

Complex/Subdiv:

Frontage: 40.00 ft	Bedrooms: 5	PID: 024-112-445
Depth/Size: 100	Bathrooms: 4	Type: House/Single Family
Lot Area SqFt: 4,004	Full Baths: 4	Approx Yr Blt: 2008
Rear Yard Exp: S	Half Baths: 0	Age at List Date: 5
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$5,705 (2012)
Flood Plain: No	Zoning: ZS2	
View: N		
Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Water		

Style of Home: 2 Storey	Total Parking: 4	Covered Parking: 2
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Double	
Exterior: Other		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Tile - Concrete		Dist to School Bus:
Renovations:	Reno Year:	Possession: TBA
Flooring: Laminate, Tile, Wall/Wall/Mixed		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Registered Owner
Heat/Fuel: Hot Water, Radiant, Natural Gas		Mortgage Info: \$0 / Treat as Clear Title
No. of Fireplaces: 1	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Gas - Natural		Out Buildings:
Outdoor Area: Fenced Yard		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: PL LMP34905 LT 1 BLK 4N LD 36 SEC 10 RNG 7W  
 Amenities: In Suite Laundry  
 Site Influences: Private Setting  
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Garage Door Opener, Intercom, Security System, Sprinkler - Inground, Vacuum Blt. In

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16' X 13'2			X			X
Main F.	Kitchen	11' X 14'			X			X
Main F.	Eating Area	11' X 14'			X			X
Main F.	Bedroom	11' X 12'3			X			X
Main F.	Butlers Pantry	5'8 X 3'6			X			X
Main F.	Laundry	6' X 7'			X			X
Above	Master Bedroom	14'3 X 13'4			X			X
Above	Bedroom	10' X 10'7			X			X
Above	Bedroom	11'6 X 9'10			X			
Above	Bedroom	12'3 X 10'			X			

<b>Floor Area (SqFt):</b>		<b>Bathrooms</b>	
Main Floor Area SqFt: 1,152	Total # Rooms: 10	1	3 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 1,019	# Kitchens: 1	2	5 Piece; Ensuite: Y; Level: Above
Finished Floor Down: 0	Finished Levels: 2	3	5 Piece; Ensuite: Y; Level: Above
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height:	4	4 Piece; Ensuite: Y; Level: Above
Total Finished Floor SqFt: 2,171	Basement Area: None	5	
		6	
Unfinished Floor: 0	Suite: None	7	
Grand Total Floor Area: 2,171		8	

Listing Broker(s): Royal Pacific Riverside Realty

Well kept by original owner. Terra Nova 5 years old, built by Townline. 9 feet ceiling on main. 4 bedrooms up, 1 down, 4 bathrooms, High ceiling at living room. Very bright south facing living room, kitchen and backyard. Security system, built in vacuum system and inground sprinkler system. You will love it!