

# 4823 SUNSET DRIVE Terrace BC

\$449,000



Custom-built 4-bedroom, 3-bathroom home situated on a quiet street on the south side. The main floor features 3 bedrooms, a fully renovated main bathroom with heated floors, large family room and living room, kitchen, laundry room, and additional 3-pc bathroom. You will also find a second entrance to the main floor through the large garage, which leads into a separate mudroom--perfect for keeping the dirt and mess outside the living area. The basement features a large rec room, storage room, 2 large bedrooms, and a 3-pc bathroom that features a steam shower. There is also a basement entry/exit which leads right into the beautifully landscaped backyard. Outside you will find fruit trees, 2-level fully fenced yard, and a 20'x12' shop.

## Main Floor

Bedroom 13' x 10'8  
Bedroom 10'7 x 9'9  
Family Room 18'3 x 13'2  
Living Room 22'6 x 17'9  
Kitchen 12'8 x 10'4  
Dining Room 11'3 x 9'10  
Laundry 17'1 x 6'1  
Mud Room 7'9 x 7'8

## Bsmt Floor

Utility 10'6 x 6'2  
Flex Room 23'6 x 9'7  
Storage 22'4 x 11'11  
Recreation Room 22'10 x 16'8  
Bedroom 21'4

## David Tooms

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*NOTE: this representation is based in whole or in part on data generated by the British Columbia Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Real Estate Board of Greater Vancouver which assume no responsibility for its accuracy.*