## 5691 156 STREET SURREY

Sullivan Station, V3S 3V6

Depth/Size (ft):		Bedrooms:	7	Approx. Year Bui	lt: 202	3
Frontage (ft):	175.00	Bathrooms:	7	Age:	1	
.ot Area: (sq.ft.)	26,615.00	Full Baths:	6	Zoning:	SFD	)
lood Plain:	No	Half Baths:	1	Gross Taxes:	\$12	,372.97
Rear Yard Exp:				For Tax Year:	202	3
/iew:	Yes			P.I.D.:	011-	-616-768
ityle of Home:	2 Storey		Parking:	Total: 9 - Covered:	: 3	
Construction:	Frame - Wood		Covered Parking:	3		
xterior:	Mixed		Parking Access:	Front		
oundation:			Parking:	Garage; Triple,Ope	en,RV Parking A	vail.
ain Screen:			Locker:			
enovations:			Units in Dev:			
of Fireplaces:	1 - Fuel: Electric		Distance to:			
/ater Supply:	City/Municipal		Title to Land:	Freehold NonStrata		
uel/Heating:	Heat Pump,Natural	Gas,Radiant	Property Disc:	Yes		
outdoor Area:	Balcny(s) Patio(s) De	ck(s),Fenced Yard	PAD Rental:			
ype of Roof:	Asphalt		Fixtures Leased:	No		
Floor Finish:	Hardwood		Fixtures Rmvd:	No		
-	Yes : Rural Landcap	De				
Igmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features:	Electricity,Natural Gi LOT 3, PLAN NWP7 Pool; Outdoor,Storag Adult Oriented,Cent Air Conditioning,Clth	as,Sanitary Sewer,Water 78239, PART SW1/4, SECTION 11, ge,Swirlpool/Hot Tub ral Location,Private Setting,Private nWsh/Dryr/Frdg/Stve/DW,Drapes/W Pool Equip.,Vacuum - Built In	Yard,Recreation Nearby,Shopp	ing Nearby	l Bathtub,Securit	ty System,Sprink
Igmt. Company: complex / Subdiv: services Connected: egal: menities: tite Influences: features: Sylaw Restric:	Electricity,Natural Gi LOT 3, PLAN NWP7 Pool; Outdoor,Storag Adult Oriented,Cent Air Conditioning,Clth	as,Sanitary Sewer,Water 78239, PART SW1/4, SECTION 11, ge,Swirlpool/Hot Tub ral Location,Private Setting,Private hWsh/Dryr/Frdg/Stve/DW,Drapes/W Pool Equip.,Vacuum - Built In	Yard,Recreation Nearby,Shopp	ing Nearby	l Bathtub,Securit	ty System,Sprink
Igmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Seatures: Bylaw Restric: .isting Broker(s):	Electricity,Natural Ga LOT 3, PLAN NWP7 Pool; Outdoor,Storag Adult Oriented,Cent Air Conditioning,Clth Inground,Swimming	as,Sanitary Sewer,Water 78239, PART SW1/4, SECTION 11, ge,Swirlpool/Hot Tub ral Location,Private Setting,Private hWsh/Dryr/Frdg/Stve/DW,Drapes/W Pool Equip.,Vacuum - Built In	Yard,Recreation Nearby,Shopp	ing Nearby Swirlpool,Intercom,Jetted		ty System,Sprink
Igmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s):	Electricity,Natural Ga LOT 3, PLAN NWP7 Pool; Outdoor,Storag Adult Oriented,Cent Air Conditioning,Clth Inground,Swimming RE/MAX Colonial Pa	as,Sanitary Sewer,Water 78239, PART SW1/4, SECTION 11, ge,Swirlpool/Hot Tub ral Location,Private Setting,Private nWsh/Dryr/Frdg/Stve/DW,Drapes/W Pool Equip.,Vacuum - Built In acific Realty	Yard,Recreation Nearby,Shopp Indow Coverings,Hot Tub Spa/	ing Nearby		nsions
Igmt. Company: complex / Subdiv: services Connected: egal: menities: site Influences: eatures: cylaw Restric: isting Broker(s):	Electricity,Natural Ga LOT 3, PLAN NWP7 Pool; Outdoor,Storag Adult Oriented,Cent Air Conditioning,Clth Inground,Swimming RE/MAX Colonial Pa	as,Sanitary Sewer,Water 78239, PART SW1/4, SECTION 11, ge,Swirlpool/Hot Tub ral Location,Private Setting,Private nWsh/Dryr/Frdg/Stve/DW,Drapes/W Pool Equip.,Vacuum - Built In acific Realty Dimensions	Yard,Recreation Nearby,Shopp Indow Coverings,Hot Tub Spa/	ing Nearby Swirlpool,Intercom,Jetted	Dimer	<b>nsions</b> 12'6'
Igmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s):	Electricity,Natural Ga LOT 3, PLAN NWP7 Pool; Outdoor,Storag Adult Oriented,Cent Air Conditioning,Clth Inground,Swimming RE/MAX Colonial Pa <b>Type</b> Kitchen Wok Kitchen	as,Sanitary Sewer,Water 78239, PART SW1/4, SECTION 11, ge,Swirlpool/Hot Tub ral Location,Private Setting,Private hWsh/Dryr/Frdg/Stve/DW,Drapes/W Pool Equip.,Vacuum - Built In acific Realty Dimensions 19'2' x 20'6' 9'11' x 12'11	Yard,Recreation Nearby,Shopp indow Coverings,Hot Tub Spa/ Floor Main	ing Nearby 'Swirlpool,Intercom,Jetted <b>Type</b> Bedroom Bedroom	<b>Dimer</b> 12'2' x 12'7' x	<b>nsions</b> 12'6' 11'9'
Igmt. Company: complex / Subdiv: services Connected: egal: menities: site Influences: eatures: cylaw Restric: isting Broker(s): loor lain lain	Electricity,Natural Ga LOT 3, PLAN NWP7 Pool; Outdoor,Storaa Adult Oriented,Cent Air Conditioning,Clth Inground,Swimming RE/MAX Colonial Pa <b>Type</b> Kitchen Wok Kitchen Living Room	as,Sanitary Sewer,Water 78239, PART SW1/4, SECTION 11, ge,Swirlpool/Hot Tub ral Location,Private Setting,Private 1WSh/Dryr/Frdg/Stve/DW,Drapes/W Pool Equip.,Vacuum - Built In acific Realty Dimensions 19'2' x 20'6' 9'11' x 12'11 22'1' x 21'4'	Yard,Recreation Nearby,Shopp indow Coverings,Hot Tub Spa/ Floor Main Main Main	ing Nearby Swirlpool,Intercom,Jetted <b>Type</b> Bedroom Bedroom Family Room	<b>Dimer</b> 12'2' x 12'7' x 19'1' x	nsions 12'6' 11'9' 13'11
Agmt. Company: Complex / Subdiv: Gervices Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Iain Iain Iain	Electricity,Natural Ga LOT 3, PLAN NWP7 Pool; Outdoor,Storag Adult Oriented,Cent Air Conditioning,Clth Inground,Swimming RE/MAX Colonial Pa <b>Type</b> Kitchen Wok Kitchen Living Room Dining Room	as,Sanitary Sewer,Water 78239, PART SW1/4, SECTION 11, ge,Swirlpool/Hot Tub ral Location,Private Setting,Private nWsh/Dryr/Frdg/Stve/DW,Drapes/W Pool Equip.,Vacuum - Built In acific Realty Dimensions 19'2' x 20'6' 9'11' x 12'11 22'1' x 21'4' 11'0' x 16'8'	Yard,Recreation Nearby,Shopp indow Coverings,Hot Tub Spa/ Floor Main Main Main Main Main	ing Nearby Swirlpool,Intercom,Jetted <b>Type</b> Bedroom Bedroom Family Room Kitchen	<b>Dimer</b> 12'2' x 12'7' x 19'1' x 12'6' x	nsions 12'6' 11'9' 13'11 9'8'
Igmt. Company: complex / Subdiv: eervices Connected: egal: menities: ite Influences: eatures: cylaw Restric: isting Broker(s): loor lain lain lain lain	Electricity,Natural Ga LOT 3, PLAN NWP7 Pool; Outdoor,Storaa Adult Oriented,Cent Air Conditioning,Clth Inground,Swimming RE/MAX Colonial Pa <b>Type</b> Kitchen Wok Kitchen Living Room	as,Sanitary Sewer,Water 78239, PART SW1/4, SECTION 11, ge,Swirlpool/Hot Tub ral Location,Private Setting,Private 1WSh/Dryr/Frdg/Stve/DW,Drapes/W Pool Equip.,Vacuum - Built In acific Realty Dimensions 19'2' x 20'6' 9'11' x 12'11 22'1' x 21'4'	Yard,Recreation Nearby,Shopp indow Coverings,Hot Tub Spa/ Floor Main Main Main	ing Nearby Swirlpool,Intercom,Jetted <b>Type</b> Bedroom Family Room Kitchen Laundry	<b>Dimer</b> 12'2' x 12'7' x 19'1' x	nsions 12'6' 11'9' 13'11 9'8' 6'8'
Agmt. Company: Complex / Subdiv: Gervices Connected: Legal: Amenities: Site Influences: Geatures: Bylaw Restric: Listing Broker(s): Ioor Iain Iain Iain Iain Iain	Electricity,Natural Ga LOT 3, PLAN NWP7 Pool; Outdoor,Storag Adult Oriented,Cent Air Conditioning,Clth Inground,Swimming RE/MAX Colonial Pa Kitchen Wok Kitchen Living Room Dining Room Foyer	as,Sanitary Sewer,Water 78239, PART SW1/4, SECTION 11, ge,Swirlpool/Hot Tub ral Location,Private Setting,Private hWsh/Dryr/Frdg/Stve/DW,Drapes/W Pool Equip.,Vacuum - Built In acific Realty <b>Dimensions</b> 19'2' x 20'6' 9'11' x 12'11 22'1' x 21'4' 11'0' x 16'8' 9'4' x 7'9'	Yard,Recreation Nearby,Shopp indow Coverings,Hot Tub Spa/ Floor Main Main Main Main Main Main	ing Nearby Swirlpool,Intercom,Jetted <b>Type</b> Bedroom Bedroom Family Room Kitchen	Dimer 12'2' x 12'7' x 19'1' x 12'6' x 13'9 x	nsions 12'6' 11'9' 13'11 9'8' 6'8'
Agmt. Company: complex / Subdiv: complex / Subdiv: cervices Connected: egal: menities: ceatures: ceatures: ceatures: ceatures: dylaw Restric: isting Broker(s): loor lain lain lain lain lain lain lain	Electricity,Natural Gi LOT 3, PLAN NWP7 Pool; Outdoor,Storag Adult Oriented,Cent Air Conditioning,Clth Inground,Swimming RE/MAX Colonial Pa Kitchen Wok Kitchen Living Room Dining Room Foyer Den Games Room	as,Sanitary Sewer,Water 78239, PART SW1/4, SECTION 11, ge,Swirlpool/Hot Tub ral Location,Private Setting,Private hWsh/Dryr/Frdg/Stve/DW,Drapes/W Pool Equip.,Vacuum - Built In acific Realty <b>Dimensions</b> 19'2' x 20'6' 9'11' x 12'11 22'1' x 21'4' 11'0' x 16'8' 9'4' x 7'9' 10'2' x 12'9'	Yard,Recreation Nearby,Shopp indow Coverings,Hot Tub Spa/ Floor Main Main Main Main Main Main Main Main	ing Nearby Swirlpool,Intercom,Jetted <b>Type</b> Bedroom Family Room Kitchen Laundry	Dimer 12'2' x 12'7' x 19'1' x 12'6' x 13'9 x	nsions 12'6' 11'9' 13'11 9'8' 6'8'
Igmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): loor ain ain ain ain ain ain ain	Electricity,Natural Ga LOT 3, PLAN NWP7 Pool; Outdoor,Storag Adult Oriented,Cent Air Conditioning,Clth Inground,Swimming RE/MAX Colonial Pa Kitchen Wok Kitchen Living Room Dining Room Foyer Den Games Room 3,727 sqft	as,Sanitary Sewer,Water 78239, PART SW1/4, SECTION 11, ge,Swirlpool/Hot Tub ral Location,Private Setting,Private hWsh/Dryr/Frdg/Stve/DW,Drapes/W Pool Equip.,Vacuum - Built In acific Realty Dimensions 19'2' x 20'6' 9'11' x 12'11 22'1' x 21'4' 11'0' x 16'8' 9'4' x 7'9' 10'2' x 12'9' 21'11 x 19'5'	Yard,Recreation Nearby,Shopp indow Coverings,Hot Tub Spa/ Floor Main Main Main Main Main Main Main Main	ing Nearby Swirlpool,Intercom,Jetted Type Bedroom Bedroom Family Room Kitchen Laundry Storage	Dimer 12'2' x 12'7' x 19'1' x 12'6' x 13'9 x 4'6' x S	nsions 12'6' 11'9' 13'11 9'8' 6'8' 9'4'
Agmt. Company: complex / Subdiv: services Connected: egal: menities: site Influences: seatures: bylaw Restric: isting Broker(s): loor lain lain lain lain lain lain lain lain lain lain lain lain lain lain lain	Electricity,Natural Ga LOT 3, PLAN NWP7 Pool; Outdoor,Storag Adult Oriented,Cent Air Conditioning,Clth Inground,Swimming RE/MAX Colonial Pa Kitchen Wok Kitchen Living Room Dining Room Dining Room Foyer Den Games Room 3,727 sqft 2,504 sqft	as,Sanitary Sewer,Water 78239, PART SW1/4, SECTION 11, ge,Swirlpool/Hot Tub ral Location,Private Setting,Private nWsh/Dryr/Frdg/Stve/DW,Drapes/W Pool Equip.,Vacuum - Built In acific Realty Dimensions 19'2' x 20'6' 9'11' x 12'11 22'1' x 21'4' 11'0' x 16'8' 9'4' x 7'9' 10'2' x 12'9' 21'11 x 19'5' # Of Rooms:	Yard,Recreation Nearby,Shopp indow Coverings,Hot Tub Spa/ Floor Main Main Main Main Main Main Main Main	ing Nearby Swirlpool,Intercom,Jetted Type Bedroom Family Room Kitchen Laundry Storage Bathroom Floor Main	Dimer 12'2' x 12'7' x 19'1' x 12'6' x 13'9 x 4'6' x 5 # of Pieces	nsions 12'6' 11'9' 13'11 9'8' 6'8' 9'4' Ensuite? No
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Seatures: Bylaw Restric: .isting Broker(s): Coor Lain Lain Lain Lain Lain Lain Lain Lain	Electricity,Natural Ga LOT 3, PLAN NWP7 Pool; Outdoor,Storag Adult Oriented,Cent Air Conditioning,Cltt Inground,Swimming RE/MAX Colonial Pa Kitchen Wok Kitchen Living Room Dining Room Foyer Den Games Room 3,727 sqft 2,504 sqft 0 sqft	as,Sanitary Sewer,Water 78239, PART SW1/4, SECTION 11, ge,Swirlpool/Hot Tub ral Location,Private Setting,Private hWsh/Dryr/Frdg/Stve/DW,Drapes/W Pool Equip.,Vacuum - Built In acific Realty Dimensions 19'2' x 20'6' 9'11' x 12'11 22'1' x 21'4' 11'0' x 16'8' 9'4' x 7'9' 10'2' x 12'9' 21'11 x 19'5' # Of Rooms: # Of Kitchens: # Of Levels:	Yard,Recreation Nearby,Shopp indow Coverings,Hot Tub Spa/ Floor Main Main Main Main Main Main Main 18 3 2	ing Nearby Swirlpool,Intercom,Jetted Type Bedroom Family Room Kitchen Laundry Storage Bathroom Floor Main Main	Dimer 12'2' × 12'7' × 19'1' × 12'6' × 13'9 × 4'6' × 5 <b># of Pieces</b> 3 4	nsions 12'6' 11'9' 13'11 9'8' 6'8' 9'4' <b>Ensuite?</b> No No
Igmt. Company: complex / Subdiv: complex / Subdiv: equives Connected: egal: menities: cite Influences: eatures: cylaw Restric: isting Broker(s): loor lain lain lain lain lain lain lain lain	Electricity,Natural Ga LOT 3, PLAN NWP7 Pool; Outdoor,Storag Adult Oriented,Cent Air Conditioning,Cltr Inground,Swimming RE/MAX Colonial Pa Kitchen Wok Kitchen Living Room Dining Room Foyer Den Games Room 3,727 sqft 2,504 sqft 0 sqft 0 sqft	as,Sanitary Sewer,Water 78239, PART SW1/4, SECTION 11, ge,Swirlpool/Hot Tub ral Location,Private Setting,Private hWsh/Dryr/Frdg/Stve/DW,Drapes/W Pool Equip.,Vacuum - Built In acific Realty Dimensions 19'2' x 20'6' 9'11' x 12'11 22'1' x 21'4' 11'0' x 16'8' 9'4' x 7'9' 10'2' x 12'9' 21'11 x 19'5' # Of Rooms: # Of Levels: Suite:	Yard,Recreation Nearby,Shopp indow Coverings,Hot Tub Spa/ Floor Main Main Main Main Main Main Main Main	ing Nearby Swirlpool,Intercom,Jetted Type Bedroom Family Room Kitchen Laundry Storage Bathroom Floor Main Main Main	Dimer 12'2' x 12'7' x 19'1' x 12'6' x 13'9 x 4'6' x 5 # of Pieces 3 4 2	nsions 12'6' 11'9' 13'11 9'8' 6'8' 9'4' <b>Ensuite?</b> No No No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main	Electricity,Natural Ga LOT 3, PLAN NWP7 Pool; Outdoor,Storag Adult Oriented,Centi Air Conditioning,Cltr Inground,Swimming RE/MAX Colonial Pa Kitchen Wok Kitchen Living Room Dining Room Foyer Den Games Room 3,727 sqft 2,504 sqft 0 sqft 0 sqft 6,231 sqft	as,Sanitary Sewer,Water 78239, PART SW1/4, SECTION 11, ge,Swirlpool/Hot Tub ral Location,Private Setting,Private hWsh/Dryr/Frdg/Stve/DW,Drapes/W Pool Equip.,Vacuum - Built In acific Realty Dimensions 19'2' x 20'6' 9'11' x 12'11 22'1' x 21'4' 11'0' x 16'8' 9'4' x 7'9' 10'2' x 12'9' 21'11 x 19'5' # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	Yard,Recreation Nearby,Shopp indow Coverings,Hot Tub Spa/ Floor Main Main Main Main Main Main Main 18 3 2 Legal Suite	ing Nearby Swirlpool,Intercom,Jetted Type Bedroom Family Room Kitchen Laundry Storage Bathroom Floor Main Main Main Above	Dimer 12'2' × 12'7' × 19'1' × 12'6' × 13'9 × 4'6' × 5 # of Pieces 3 4 2 5	nsions 12'6' 11'9' 13'11 9'8' 6'8' 9'4' <b>Ensuite?</b> No No No No Yes
/iew: Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main M	Electricity,Natural Ga LOT 3, PLAN NWP7 Pool; Outdoor,Storag Adult Oriented,Cent Air Conditioning,Cltr Inground,Swimming RE/MAX Colonial Pa Kitchen Wok Kitchen Living Room Dining Room Foyer Den Games Room 3,727 sqft 2,504 sqft 0 sqft 0 sqft	as,Sanitary Sewer,Water 78239, PART SW1/4, SECTION 11, ge,Swirlpool/Hot Tub ral Location,Private Setting,Private hWsh/Dryr/Frdg/Stve/DW,Drapes/W Pool Equip.,Vacuum - Built In acific Realty Dimensions 19'2' x 20'6' 9'11' x 12'11 22'1' x 21'4' 11'0' x 16'8' 9'4' x 7'9' 10'2' x 12'9' 21'11 x 19'5' # Of Rooms: # Of Levels: Suite:	Yard,Recreation Nearby,Shopp indow Coverings,Hot Tub Spa/ Floor Main Main Main Main Main Main Main 18 3 2	ing Nearby Swirlpool,Intercom,Jetted Type Bedroom Family Room Kitchen Laundry Storage Bathroom Floor Main Main Main	Dimer 12'2' x 12'7' x 19'1' x 12'6' x 13'9 x 4'6' x 5 # of Pieces 3 4 2	nsions 12'6' 11'9' 13'11 9'8' 6'8' 9'4' <b>Ensuite?</b> No No No

Step into the realm of opulence with this newest luxury listing, tailored exclusively for discerning buyers. Nestled in the prestigious Sullivan area, this magnificent residence epitomizes grandeur and sophistication. Boasting an impressive 175 ft frontage, this estate exudes the splendor of a sprawling villa, set majestically on a vast 26,615 square ft lot. Elegance knows no bounds within this sanctuary of indulgence. With 7 lavish bedrooms and 7 opulent bathrooms spanning two levels, every corner of this home is a testament to refined living. Immerse yourself in unparalleled leisure with hot water swimming pool, inviting you to unwind in unparalleled comfort. Adjacent, a sunken fire pit awaits, witness a lifestyle of unparalleled grandeur – this is the epitome of perfection.



The enclosed information while deemed to be correct, is not guaranteed. Information and measurements should not be relied upon without independent verification. PREC\* indicates 'Personal Real Estate Corporation'. This communication is not intended to solicit properties already listed for sale.