

Fairview

# 86 Sunnybrae Avenue

\$585,000



## Dawn Dauphinee, FRI

Domus Listing Agent

dawn@domus.ca

902-209-3506

---

## Description

This mid-century modern home has been lovingly maintained and updated, while still preserving its original charm. The home features an abundance of natural light, a spacious living room, a family room with a fireplace and a large kitchen with plenty of storage and counter space. The four bedrooms are all well-sized, and the 1.5 bathrooms have been updated with modern fixtures. The home also has a large detached garage, a level lot with mature trees, and newer windows. It is conveniently located in the upper part of Fairview, close to the city and major highways. This home is perfect for a family or anyone who appreciates mid-century modern

architecture. The home has only ever belonged to one family and is in pristine condition.

---

## Specifications

MLS <sup>®</sup> Number	202427802
Class	Residential
Type	Single Family
Bedrooms	4
Bathrooms (full/half)	2/0
Main Living Area	1,182 sq. ft.
Total Living Area	2,318 sq. ft.
Age	68 years old
Parking	Space for 6 cars
Garage	Detached, wired garage.
Flooring	Tile
Heating	Baseboard
Fuel Type	Electric
Water Source	Municipal
Sewage Disposal	Municipal

---

## Room Sizes

### Main Floor

Living Room	21'9X11'11
Kitchen	12'3X18'3
Bath 1	8'2X7
Primary Bedroom	12X15

Bedroom	11'2X12
Foyer	3x7
<u>Lower Level</u>	
Laundry	6'2X8'9 +5'10X 4X3.5
Family Room	23'7X13'6+11'7X6'2
Bedroom	11'9X10'8
Bedroom	11'8X10'9
Den/Office	5'10X8'6+4'1X2'6

---

## Location



# Photos







