

## **Welcome to Sunnyvale Estate - A Unique Residential Opportunity in Gotham City**

Nestled in the heart of the vibrant Gotham City, 1456 Sunnyvale Avenue offers prospective homeowners an unmatched opportunity to stake claim to a slice of urban tranquility. This meticulously maintained property exemplifies quintessential Gotham residential architecture while boasting modern conveniences and spacious living areas. Built in the year 1978, the estate emanates an undeniable charm and character, balancing nostalgia with contemporary amenities. Spread across a generous lot size of 0.27 acres, this residence not only showcases a blend of style and comfort but also promises a quintessential lifestyle in one of New York's most celebrated cities. Ideal for families seeking an upscale yet accessible living space, Sunnyvale Estate is ready to meet all your aspirations for your dream home.

### **Property Features and Lifestyle Enhancements**

With a sprawling total square footage of 3,500, the layout of Sunnyvale Estate is both functional and inviting, ensuring every square foot is utilized optimally. The property consists of four spacious bedrooms and three bathrooms, all intricately designed with modern fittings and fixtures, ensuring a comfortable and luxurious living experience for each family member. The wide corridors and expansive living areas allow for a seamless flow of space, creating an ambiance of openness and relaxation.

The backyard, a serene escape, offers ample space for outdoor leisure and recreation. Whether it's an outdoor dinner party, a peaceful morning coffee amidst nature, or a lively family barbecue, the property's external space is adaptable to various activities, providing a harmonious balance between relaxation and entertainment.

For those who value both time and utility, the property comes with an attached two-car garage,

further enhancing its appeal. This additional asset exemplifies the practical elements of the house, offering ample storage and convenience to suit a modern family's dynamic lifestyle.

### **Location Perfection and Community Enrichment**

One of the most compelling aspects of 1456 Sunnyvale Avenue is its prestigious location within Gotham City. Proximity to key city infrastructures like top-tier schools, hospitals, shopping complexes, and business districts ensures every necessity is within easy reach. This centrality offers the dual benefit of maintaining suburban silence while being close to the urban heartbeat.

The community itself, renowned for its vibrant spirit and neighborly charm, welcomes you into a warm and friendly environment. The neighborhood's robust security measures and inclusive community events foster a strong sense of belonging, ensuring your family feels safe and connected.

Additionally, Gotham City is renowned for its cultural richness and diverse population, presenting opportunities for a well-rounded lifestyle. Whether it's exploring the local parks, participating in community gatherings, or indulging in the culinary scene, living at Sunnyvale opens doors to a life filled with rich experiences.

### **Investment Insights and Financial Details**

Asking for a competitive price of \$850,000, 1456 Sunnyvale Avenue represents a sound investment in Gotham City's dynamic real estate market. The property, classified as residential, stands as a testament to architectural durability and timeless appeal, factors that contribute to its promising resale value.

An in-depth market analysis reflects the property's worth, considering its age, size, location, and features, including its substantial lot size of 0.27 acres. With a well-preserved structure from 1978 and continuous upkeep, prospective buyers can be assured of the estate's sound condition and capability to meet modern living standards.

Given the listing date of March 9, 2023, the property remains a fresh opportunity in the market, inviting serious inquiries from buyers looking to capitalize on Gotham City's rising residential demand. For those contemplating a family dwelling or a long-term investment, Sunnyvale Estate offers a harmonious blend of place, price, and potential.

### **Contact and Further Information**

For more details and to schedule a viewing, interested parties are encouraged to contact us at Asset Realty Group, recognized as one of Gotham City's leading real estate services. Our experienced agents are committed to providing seamless assistance, ensuring that your transition to this splendid property is both pleasurable and hassle-free.

Reach us at +1 (555) 890-1234 or email [inquiries@assetrealty.com](mailto:inquiries@assetrealty.com). For additional resources and to explore more listings, visit our website at [www.assetrealtygotham.com](http://www.assetrealtygotham.com).

We invite you to experience the unique charm and beauty of Gotham City through the lenses of Sunnyvale Estate, where modern living meets timeless elegance.