

Depth/Size (ft):	46.12	Bedrooms:	5	Approx. Year Built:	1989
Frontage (ft):	113.70	Bathrooms:	4	Age:	35
Lot Area: (sq.ft.)	5,243.00	Full Baths:	3	Zoning:	R1-1
Flood Plain:		Half Baths:	1	Gross Taxes:	\$9,015.18
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	009-939-946

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Vinyl	Parking Access:	Side
Foundation:		Parking:	DetachedGrge/Carport,Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	3 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Baseboard,Hot Water	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Tile - Concrete	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	Yes : N Shore Mountains
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 4 BLOCK 8 SOUTH 1/2 OF DISTRICT LOT 706 PLAN 8759
Amenities:	
Site Influences:	Central Location,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Dishwasher,Garage Door Opener,Jetted Bathtub,Oven - Built In,Refrigerator,Stove
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'5 x 15'3	Above	Bedroom	13'3 x 12'0
Main	Dining Room	13'5 x 13'0	Above	Bedroom	13'5 x 11'4
Main	Kitchen	12'0 x 12'10	Above	Bedroom	11'2 x 9'11
Main	Eating Area	13'6 x 10'6	Below	Living Room	11'3 x 17'10
Main	Family Room	11'7 x 17'9	Below	Kitchen	9'2 x 10'0
Above	Primary Bedroom	11'7 x 20'0	Below	Bedroom	9'10 x 12'8
Above	Walk-In Closet	5'4 x 5'0	Below	Laundry	13'2 x 10'10

Finished Floor (Main):	1,185 sqft	# Of Rooms:	14	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,125 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	772 sqft	# Of Levels:	3	Above	5	No
Finished Floor (Bsmt):	0 sqft	Suite:	Legal Suite	Above	5	Yes
Finished Floor (Total):	3,082 sqft	Crawl/Bsmt Height:		Below	4	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry			
Grand Total:	3,082 sqft	Beds In Bsmt:	0 / 5			
		# Of Pets:				

Conveniently located & generously proportioned, this bright 2 story home with walk out basement suite was purpose built with family in mind. Set on a huge 5243 sq ft corner lot & enjoying over 3082 sq ft of living space, the design caters to a wide range of lifestyle needs. The spacious kitchen will accommodate any chef & acts as a central hub to multiple formal & informal living areas. Upstairs showcases 4 big bedrooms including the main with walk in closet, 5-piece ensuite, & views to the N. Shore Mountains. Downstairs you'll find a self contained 1 bedroom suite with separate courtyard entrance, perfect for extended family or as a mortgage helper. A detached double garage completes the package. Much more to discover. Move in & enjoy, or hold for future development, the choice is yours!