

Depth/Size (ft):	(1.33AC)	Bedrooms:	4	Approx. Year Built:	1982
Frontage (ft):	93.00	Bathrooms:	3	Age:	40
Lot Area: (Acres)	1.33	Full Baths:	3	Zoning:	RES
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$4,718.48
Rear Yard Exp:	East			For Tax Year:	2021
View:	Yes			P.I.D.:	003-418-201

Style of Home:	Rancher/Bungalow w/Bsmt.	Parking:	Total: 7 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas,Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	Yes : nature
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Septic
Legal:	PL 63918 LT 30 LD 36 SEC 33 TWP 17
Amenities:	Air Cond./Central,Storage,Workshop Detached
Site Influences:	
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Microwave,Storage Shed,Vacuum - Roughed In
Bylaw Restrict:	
Listing Broker(s):	Lighthouse Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	14' x 14'	Main	Office	15' x 7'
Main	Dining Room	15' x 15'	Main	Foyer	7'6 x 6'6
Main	Living Room	21' x 15'	Bsmt	Recreation Room	33' x 14'
Main	Master Bedroom	14' x 13'	Bsmt	Family Room	18' x 14'
Main	Bedroom	12' x 9'6	Bsmt	Bedroom	14' x 10'6
Main	Bedroom	12' x 9'	Bsmt	Office	13'6 x 8'
Main	Mud Room	16' x 15'	Bsmt	Laundry	14' x 10'

Finished Floor (Main):	2,196 sqft	# Of Rooms:	14	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	4	No
Finished Floor (Bsmt):	1,876 sqft	Suite:	None	Bsmt	3	No
Finished Floor (Total):	4,072 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	4,072 sqft	Beds In Bsmt:	1 / 4			
		# Of Pets:				

Gorgeous home nestled on 1.33acres only minutes from town. Spacious 3652sf rancher has 4bd+den - lots of room for your growing family. Upgrades over last few years incl kitchen, baths, floors, windows, Heatpump/AC - too many upgrades to list - even the exterior front has been renovated and now boasts a lovely porch -a great spot to enjoy a glass of wine at the end of a long day. Huge patio in back is perfect for entertaining. The newly renoed basement has bdrm&den and separate entrance from back door. Office behind garage is a nice touch for your home based business. There is a barn in the back for your toys and projects... or goats! Room for chickens here! All this on city water!