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|-------------------------|--------|--------------------|---|----------------------------|-------------|
| Depth/Size (ft): | | Bedrooms: | 4 | Approx. Year Built: | 1977 |
| Frontage (ft): | 198.49 | Bathrooms: | 3 | Age: | 46 |
| Lot Area: | | Full Baths: | 2 | Zoning: | A2 |
| Flood Plain: | | Half Baths: | 1 | Gross Taxes: | \$6,051.62 |
| Rear Yard Exp: | | | | For Tax Year: | 2022 |
| View: | Yes | | | P.I.D.: | 008-057-788 |

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|-------------------------|------------------------|-------------------------|------------------------------------|
| Style of Home: | 2 Storey | Parking: | Total: 10 - Covered: 3 |
| Construction: | Frame - Wood | Covered Parking: | 3 |
| Exterior: | Aluminum,Stucco | Parking Access: | Front |
| Foundation: | | Parking: | Garage; Double,Garage; Single,Open |
| Rain Screen: | | Locker: | |
| Renovations: | | Units in Dev: | |
| # of Fireplaces: | 2 - Fuel: Natural Gas | Distance to: | |
| Water Supply: | City/Municipal | Title to Land: | Freehold NonStrata |
| Fuel/Heating: | Forced Air,Natural Gas | Property Disc: | No |
| Outdoor Area: | Sundeck(s) | PAD Rental: | |
| Type of Roof: | Torch-On | Fixtures Leased: | No |
| Floor Finish: | | Fixtures Rmvd: | No |

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|----------------------------|--|
| View: | Yes : MOUNTAINS |
| Mgmt. Company: | |
| Complex / Subdiv: | |
| Services Connected: | Electricity,Natural Gas,Septic,Water |
| Legal: | LOT B OF 3 OF DL. 247A GRP 2 PLAN 10974 |
| Amenities: | |
| Site Influences: | Golf Course Nearby,Private Setting,Recreation Nearby,Shopping Nearby,Waterfront Property |
| Features: | ClthWsh/Dryr/Frdg/Stve/DW |
| Bylaw Restrict: | |
| Listing Broker(s): | RE/MAX Truepeak Realty |

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|--------------|-------|-----------------|-------------|
| Main | Living Room | 18'11 x 20'4 | Bsmt | Living Room | 16'6 x 12'9 |
| Main | Dining Room | 14'6 x 17'02 | Bsmt | Recreation Room | 13'8 x 6'9 |
| Main | Kitchen | 10'7 x 11'5 | Bsmt | Bedroom | 11' x 10' |
| Main | Eating Area | 9'4 x 10'7 | Bsmt | Bedroom | 9'5 x 14'5 |
| Main | Flex Room | 12'4 x 7'5 | | | |
| Main | Primary Bedroom | 11' x 14' | | | |
| Main | Bedroom | 11'5 x 9'5 | | | |

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|--------------------------------|------------|---------------------------|----------------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 1,620 sqft | # Of Rooms: | 11 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 0 sqft | # Of Kitchens: | 1 | Main | 4 | No |
| Finished Floor (Below): | 0 sqft | # Of Levels: | 2 | Main | 2 | No |
| Finished Floor (Bsmt): | 1,045 sqft | Suite: | None | Bsmt | 3 | No |
| Finished Floor (Total): | 2,665 sqft | Crawl/Bsmt Height: | | | | |
| Unfinished Floor: | 0 sqft | Basement: | Fully Finished | | | |
| Grand Total: | 2,665 sqft | Beds In Bsmt: | 2 / 4 | | | |
| | | # Of Pets: | | | | |

Great opportunity for investors and business/truckers. 1 acre lot features a 2 storey home with great views and privacy and 720 square feet heated shop. Main floor offers a large living, kitchen, dining/eating area. Bottom floor has very spacious family and flex rooms. Lots of open parking in front with a double and a single garage and room to park your RV. Located close to freeway for easy access. Close to schools, shopping and recreation centres.