

Depth/Size (ft):	759.0	Bedrooms:	3	Approx. Year Built:	1981
Frontage (ft):	286.00	Bathrooms:	2	Age:	43
Lot Area: (Acres)	4.99	Full Baths:	1	Zoning:	A1
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$6,526.32
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	010-763-244

Style of Home:	Live/Work Studio,Rancher/Bungalow	Parking:	Total: 10 - Covered: 3
Construction:	Concrete,Frame - Wood	Covered Parking:	3
Exterior:	Glass,Vinyl,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Baseboard,Forced Air,Radiant	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Carpet	Fixtures Rmvd:	No

View:	No : Valley
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Septic,Water
Legal:	LOT 4 PLAN NWDP 2877 SECTION 33 TOWNSHIP 13
Amenities:	Barn,Garden
Site Influences:	Paved Road,Private Setting,Private Yard,Rural Setting
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Vacuum - Built In
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Colonial Pacific Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	12'10 x 3'4	Bsmt	Bedroom	11'5 x 9'8
Main	Living Room	18'3 x 12'10	Main	Primary Bedroom	14'4 x 12'0
Main	Dining Room	11'0 x 8'5	Main	Walk-In Closet	7'0 x 6'5
Main	Kitchen	9'0 x 8'5			
Main	Eating Area	11'9 x 7'5			
Main	Laundry	8'5 x 7'7			
Main	Bedroom	10'8 x 9'6			

Finished Floor (Main):	1,364 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	2	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,364 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,364 sqft	Beds In Bsmt:	1 / 3			
		# Of Pets:				

Home on acreage with out buildings including a barn and pet kennel/boarding facility. Excellent opportunity for an entrepreneur to create or move an existing pet breeding business, boarding or adoption centre or veterinarian business. Overbuilt concrete facility with in floor radiant heat with stainless steel kennels, out door runs. Potential for suite with roughed in plumbing and two car garage. Single family home. The loft above barn could be finished for working studio or office. 3,000 + square foot commercial grade, concrete floors with Spartacote finish for a veterinarian business or new pet breeding or boarding business for dogs and cats. Retention pond at roadway west side of this fully fenced 4.99 acre property. Awesome opportunity for the right entrepreneur.