

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	2024
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	4	<b>Age:</b>	0
<b>Lot Area:</b>		<b>Full Baths:</b>	3	<b>Zoning:</b>	RMF
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$0.00
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	262.67	<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	300-013-269

<b>Style of Home:</b>	3 Storey	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Fibre Cement Board,Mixed	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>	Full	<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	60 - Total Units in Strata: 60
<b># of Fireplaces:</b>	1 - Fuel: Electric	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	No
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s),Fenced Yard	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Tile,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	Blueprint Property Mgmt.
<b>Complex / Subdiv:</b>	WESTWOOD AT TYNEHEAD PARK
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	SALE CANNOT BE COMPLETED UNTIL STRATA PLAN IS REGISTERED
<b>Amenities:</b>	Club House,In Suite Laundry,Playground
<b>Site Influences:</b>	Central Location,Golf Course Nearby,Private Yard,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Disposal - Waste,Drapes/Window Coverings,Garage Door Opener,Microwave,Security - Roughed In,Smoke Alarm,Vacuum - Roughed In
<b>Bylaw Restrict:</b>	No Restrictions
<b>Listing Broker(s):</b>	AXIS Real Estate Solutions Inc., AXIS Real Estate Solutions Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	15'6 x 11'	Below	Foyer	14'3 x 3'6
Main	Living Room	11'3 x 11'3	Above	Walk-In Closet	6' x 4'5
Main	Dining Room	13'3 x 11'3			
Above	Primary Bedroom	11'6 x 10'			
Above	Bedroom	11'6 x 10'			
Above	Bedroom	10'3 x 9'			
Below	Bedroom	11'1 x 7'6			

<b>Finished Floor (Main):</b>	636 sqft	<b># Of Rooms:</b>	9	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	694 sqft	<b># Of Kitchens:</b>	1	Above	4	Yes
<b>Finished Floor (Below):</b>	310 sqft	<b># Of Levels:</b>	3	Above	4	No
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Crawl/Bsmnt Height:</b>		Below	4	No
<b>Finished Floor (Total):</b>	1,640 sqft	<b>Basement:</b>	None	Main	2	No
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	1,640 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

SHOWHOME NOW AVAILABLE! - MOVE IN JULY/AUGUST. Welcome to Westwood at Tynehead Park. This spacious & bright 4 BDRM, 3.5 Bath home, W/ GAS HEATING, NAVIEN HOT WATER ON DEMAND system & A/C Incl. feat. a side by side garage & is conveniently loc. near schools, transit, shopping, EZ freeway access & adjacent to 640 acre Tynehead Park! European kitchens w/large island, premium Samsung appl. pkge; GAS STOVE, ICE/WATER FRIDGE. Primary BDRM. will accom. king size bed, 2 sinks in ensuite & Walk in closet. E/V charger R/I, painted ceilings, beaut. custom lighting pkge. & fully fin. garage. Backed by 2/5/10 yr. WBI Warranty for peace of mind. - Great Location! OPEN HOUSE SAT. & SUN 1-4 PM OR BY APPT. DURING WEEK, EZ TO VIEW.