

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	2008
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	16
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	RT1
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$4,952.17
<b>Rear Yard Exp:</b>	East			<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	027-648-231

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 3 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Stone, Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Single
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	2 - Total Units in Strata: 2
<b># of Fireplaces:</b>	0 - Fuel: None	<b>Distance to:</b>	
<b>Water Supply:</b>	Community	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard, Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard, Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood, Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity, Sanitary Sewer, Storm Sewer, Water
<b>Legal:</b>	STRATA LOT 1 PLAN BCS3085 SECTION 11 TOWNSHIP 1 LAND DISTRICT 36 TOGETHER WITH AN INTEREST IN THE CO
<b>Amenities:</b>	In Suite Laundry
<b>Site Influences:</b>	Central Location, Cul-de-Sac, Private Yard
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW, Pantry, Vacuum - Built In
<b>Bylaw Restrict:</b>	No Restrictions
<b>Listing Broker(s):</b>	Rennie & Associates Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	9'4 x 5'10	Above	Primary Bedroom	12'9 x 13'9	Above	Bedroom	9'4 x 11'2
Main	Living Room	17'6 x 16'6	Above	Bedroom	9'4 x 11'2	Above	Bedroom	9'4 x 11'2
Main	Dining Room	12'10 x 12'7	Above	Walk-In Closet	6'7 x 4'8	Above	Laundry	7'7 x 4'11
Main	Kitchen	8' x 20'3				Above	Games Room	11'1 x 18'1
Main	Pantry	7'11 x 9'4						
Main	Family Room	13'11 x 16'1						
Main	Office	10'11 x 7'7						

<b>Finished Floor (Main):</b>	1,227 sqft	<b># Of Rooms:</b>	13	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,005 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Above	4	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None	Above	4	No
<b>Finished Floor (Total):</b>	2,232 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	2,232 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>	No Restriction -			

Beautiful 1/2 duplex in a quiet cul-de-sac, fully fenced and backing onto Park. The home boasts 9' ceilings, an open plan great for entertaining. Large rooms on the main floor includes the main floor living room, family room off the kitchen and the upstairs games room. The kitchen includes professional stainless steel appliances, lots of cupboard space, and a spacious pantry. Main floor office for the work from home professional. Upstairs features 3 bedrooms and a games room (that could be a potential 4th bdrm). Full ensuite and main bath plus laundry room is located upstairs. The landscaped yard is fully fenced and includes a covered patio. Don't miss out on this home.