

Depth/Size (ft):	120	Bedrooms:	4	Approx. Year Built:	1994
Frontage (ft):	55.00	Bathrooms:	3	Age:	30
Lot Area: (sq.ft.)	6,600.00	Full Baths:	3	Zoning:	SF
Flood Plain:		Half Baths:	0	Gross Taxes:	\$4,970.48
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	015-761-771

Style of Home:	Rancher/Bungalow w/Bsmt.	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	Lane
Foundation:		Parking:	Grge/Double Tandem
Rain Screen:		Locker:	
Renovations:	Partly	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:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer
Legal:	LOT H, LAND DISTRICT 36, PART NE1/4, SECTION 24, TOWNSHIP 2 , PLAN NWD84538
Amenities:	Workshop Attached
Site Influences:	Central Location,Marina Nearby,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	RE/MAX 2000 Realty, Lighthouse Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'3 x 12'0	Main	Bedroom	11'10 x 10'0	Bsmt	Bedroom	13'9 x 12'9
Main	Family Room	16'7 x 13'3	Main	Bedroom	11'10 x 10'1	Bsmt	Gym	16'4 x 14'4
Main	Dining Room	12'8 x 9'10	Bsmt	Kitchen	15'7 x 13'4	Bsmt	Games Room	16'4 x 13'5
Main	Kitchen	11'2 x 8'11	Bsmt	Family Room	14'6 x 13'5	Bsmt	Workshop	20'0 x 12'1
Main	Eating Area	10'11 x 8'4						
Main	Foyer	11'1 x 6'0						
Main	Primary Bedroom	12'1 x 12'0						

Finished Floor (Main):	1,769 sqft	# Of Rooms:	15	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	3	Yes
Finished Floor (Below):	1,388 sqft	# Of Levels:	2	Main	4	No
Finished Floor (Bsmt):	288 sqft	Suite:	Unauthorized Suite	Bsmt	3	No
Finished Floor (Total):	3,445 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Partly Finished			
Grand Total:	3,445 sqft	Beds In Bsmt:	1 / 4			
		# Of Pets:				

Very spacious ranch style basement home on quiet street in East Fleetwood. The main floor has 1760 square feet with three bedrooms and two bathrooms. Basement area has a one bedroom suite with separate laundry facilities. Finished space downstairs is 1388 sq. ft. but there is also an attached workshop of about 288 sq. ft. which could be converted to extra living space. The current owners have really enjoyed this upscale neighborhood that feels rural but give easy access to urban amenities. The garage, extra parking and access to the suite are off the lane. Quest have plenty of street parking. The yard has south, east and west exposure for the gardeners and there is a nice deck off the kitchen for summer dining.