

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	2006
<b>Frontage (ft):</b>	48.00	<b>Bathrooms:</b>	2	<b>Age:</b>	18
<b>Lot Area (sq.ft.):</b>	4,435.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	RSV3
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$0.00
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	212.00	<b>For Tax Year:</b>	2024
<b>View:</b>	Yes			<b>P.I.D.:</b>	902-518-603

<b>Style of Home:</b>	Rancher/Bungalow	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Electric	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	First Nations Lease
<b>Fuel/Heating:</b>	Geothermal	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Mountains
<b>Mgmt. Company:</b>	HomeLife Advantage Prop Mgmt
<b>Complex / Subdiv:</b>	Halcyon Meadows
<b>Services Connected:</b>	Electricity, Sanitary Sewer, Water
<b>Legal:</b>	LOT 42-166 RSBC 4064R TZEACHTEN IR# 13
<b>Amenities:</b>	Club House, Guest Suite
<b>Site Influences:</b>	Adult Oriented, Central Location, Gated Complex, Private Yard
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	Age Restrictions, Pets Allowed w/Rest.
<b>Listing Broker(s):</b>	HomeLife Advantage Realty Ltd

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'11 x 13'6	Main	Walk-In Closet	12' x 5'
Main	Dining Room	11'1 x 11'5	Main	Laundry	9'3 x 5'2
Main	Kitchen	11'3 x 13'1			
Main	Foyer	9'3 x 6'2			
Main	Primary Bedroom	13'10 x 14'3			
Main	Bedroom	14'10 x 10'5			
Main	Bedroom	9'8 x 8'11			

<b>Finished Floor (Main):</b>	1,528 sqft	<b># Of Rooms:</b>	9	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	3	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	3	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	1,528 sqft	<b>Basement:</b>	Crawl			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,528 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

3 BEDROOM RANCHER in beautiful Halcyon Meadows. This exquisite home has one of the best floor plans AND one of the best lots in the entire development. Beaming with natural light, this meticulously well maintained modern home feels fresh & inviting upon entering. Gorgeous kitchen with quartz counters, tiled glass backsplash, quality cabinets with pull out drawers, pantry & SS appliances. Interior boasts an abundance of windows, electric fireplace with custom built mantel, laminate & tiled flooring, laundry room with extra cabinets and sink, spacious primary bedroom with massive walk in closet, elegant ensuite bathroom with walk in shower plus 2 EXTRA bedrms. Outdoor space is a private oasis backing onto the clubhouse. A/C, double garage, and crawl space for added storage. RV parking also.