

<b>Depth/Size (ft):</b>	114	<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	2006
<b>Frontage (ft):</b>	50.00	<b>Bathrooms:</b>	4	<b>Age:</b>	18
<b>Lot Area: (sq.ft.)</b>	5,704.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	R-1A
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$6,659.44
<b>Rear Yard Exp:</b>	West			<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	026-546-361

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 4 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Stone,Vinyl,Wood	<b>Parking Access:</b>	Front
<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: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Hot Water	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Fibreglass	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Tile,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	YORKSON GROVE
<b>Services Connected:</b>	Natural Gas,Sanitary Sewer,Storm Sewer
<b>Legal:</b>	LOT 39, DIST LOT 124, GROUP 2, NWD PLAN BCP20812
<b>Amenities:</b>	
<b>Site Influences:</b>	Golf Course Nearby,Private Yard,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Microwave,Security System,Smoke Alarm,Windows - Thermo
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Great Room	17'2 x 16'3	Above	Primary Bedroom	17'2 x 13'	Bsmt	Kitchen	11'10 x 11'
Main	Eating Area	15'9 x 11'4	Above	Bedroom	14'10 x 11'11	Bsmt	Living Room	17'11 x 16'6
Main	Kitchen	14'7 x 11'2	Above	Bedroom	13'5 x 12'6	Bsmt	Workshop	13'2 x 8'6
Main	Den	14'2 x 9'10	Above	Bedroom	15'4 x 11'3	Bsmt	Eating Area	11' x 7'9
Main	Laundry	11' x 5'5	Above	Walk-In Closet	7'4 x 7'1			
Main	Foyer	8'1 x 6'7	Bsmt	Bedroom	13'5 x 12'7			

<b>Finished Floor (Main):</b>	1,233 sqft	<b># Of Rooms:</b>	16	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,278 sqft	<b># Of Kitchens:</b>	2	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3	Above	5	Yes
<b>Finished Floor (Bsmt):</b>	1,233 sqft	<b>Suite:</b>	Unauthorized Suite	Above	4	No
<b>Finished Floor (Total):</b>	3,744 sqft	<b>Crawl/Bsmt Height:</b>		Bsmt	4	No
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full,Fully Finished,Separate Entry			
<b>Grand Total:</b>	3,744 sqft	<b>Beds In Bsmt:</b>	1 / 5			
		<b># Of Pets:</b>				

YORKSON GROVE- EXECUTIVE NEIGHBORHOOD CLOSE TO DERBY REACH, PARKS, WALKING TRAILS, SHOPS. 5 BED 4 BATH HOME on QUIET STREET; features Welcoming wrap-around veranda, open, Great-Room style w/Den/Office off foyer. Waffle ceiling, maple hardwood, slate floors, custom blinds & Decorative stone fireplace create a Whistler- like character. Chef's kitchen feat. granite counters & Island, Maple cabinets. 4 bedrooms up- Vaulted Primary suite boasts soaker tub, dbl sinks & oversize shower. Bright Finished Basement, extra bedrm, generous room sizes, kitchen w/dishwasher, storage, RI Laundry & gas line. Main floor sundeck overlooks west-exposed Oasis in private yard: towering bamboo,screened gazebo (writer/artist retreat?) w/firepit- creates perfect setting for entertaining, relaxing or bird-watching.