

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

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stone,Vinyl,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Hot Water	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Fibreglass	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	YORKSON GROVE
Services Connected:	Natural Gas,Sanitary Sewer,Storm Sewer
Legal:	LOT 39, DIST LOT 124, GROUP 2, NWD PLAN BCP20812
Amenities:	
Site Influences:	Golf Course Nearby,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Microwave,Security System,Smoke Alarm,Windows - Thermo
Bylaw Restrict:	
Listing Broker(s):	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				Bsmt	Living Room	17'11 x 16'6
Main	Kitchen	14'7 x 11'2	Above	Bedroom	14'10 x 11'11	Bsmt	Workshop	13'2 x 8'6
Main	Den	14'2 x 9'10	Above	Bedroom	13'5 x 12'6	Bsmt	Eating Area	11' x 7'9
Main	Laundry	11' x 5'5	Above	Bedroom	15'4 x 11'3			
Main	Foyer	8'1 x 6'7	Above	Walk-In Closet	7'4 x 7'1			
			Bsmt	Bedroom	13'5 x 12'7			

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

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.