

<b>Depth/Size (ft):</b>	111	<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	1976
<b>Frontage (ft):</b>	80.00	<b>Bathrooms:</b>	3	<b>Age:</b>	48
<b>Lot Area: (sq.ft.)</b>	10,550.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	RS3
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$5,210.67
<b>Rear Yard Exp:</b>	West			<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	005-995-281

<b>Style of Home:</b>	Rancher/Bungalow w/Bsmt.	<b>Parking:</b>	Total: 8 - Covered: 4
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	4
<b>Exterior:</b>	Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Triple,Open,RV Parking Avail.
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	3 - Fuel: Natural Gas,Wood	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas,Radiant	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Wood	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Tile,Vinyl/Linoleum,Carpet	<b>Fixtures Rmvd:</b>	Yes

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Storm Sewer,Water
<b>Legal:</b>	PL NWP48640 LT 446 LD 36 SEC 22 TWP 16
<b>Amenities:</b>	
<b>Site Influences:</b>	Central Location,Cul-de-Sac,Paved Road,Private Yard,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Intercom,Microwave,Vacuum - Built In,Wine Cooler
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Vybe Realty, Vybe Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'9 x 8'9	Main	Walk-In Closet	8'11 x 7'1	Below	Recreation Room	23' x 16'11
Main	Living Room	17'9 x 19'1	Main	Bedroom	9'4 x 7'1	Below	Laundry	11'11 x 12'11
Main	Kitchen	9'9 x 12'7	Main	Bedroom	11'5 x 15'1	Below	Pantry	13'8 x 5'3
Main	Eating Area	14'5 x 7'10	Main	Bedroom	11'6 x 12'11	Below	Storage	12'4 x 15'
Main	Dining Room	12'8 x 17'5	Main	Bedroom	11'6 x 12'11	Below	Storage	3'4 x 8'
Main	Primary Bedroom	12'8 x 13'4	Below	Media Room	13'10 x 14'7	Below	Utility	7'4 x 7'4
Main	Study	12'8 x 11'10	Below	Bar Room	9'11 x 15'4	Below	Storage	11'11 x 9'9

<b>Finished Floor (Main):</b>	2,454 sqft	<b># Of Rooms:</b>	22	<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>	1,848 sqft	<b># Of Levels:</b>	2	Main	4	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None	Below	3	No
<b>Finished Floor (Total):</b>	4,302 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Fully Finished			
<b>Grand Total:</b>	4,302 sqft	<b>Beds In Bsmt:</b>	0 / 5			
		<b># Of Pets:</b>				

RARE West Coast Contemporary home on quiet cul-de-sac w/part ownership in private 2.5 acre park. Updated & well maintained 5 bed/3 bath Rancher w/basement, incl. LUXURY high-end finishes throughout; custom solid wood cabinetry, quartz counters, engineered hardwood floors, Fisher Paykel appliances, gas BBQ hook up, fenced yard. Chef's kitchen opens onto the light drenched living room, w/cedar-lined vaulted ceilings, wood burning fireplace. Primary Suite is a personal retreat, boasting sitting area w/gas fireplace, custom walk-in closet, heated floors & rain head shower in en-suite. Downstairs you'll find the media room, rec room complete with bar, and ample storage. 4 car garage or shop is ready for hobbies, w/sani dump in driveway. Too many features to list, you must come see in person!