

Depth/Size (ft):	106/.146	Bedrooms:	3	Approx. Year Built:	9999
Frontage (ft):	60.00	Bathrooms:	2	Age:	999
Lot Area: (sq.ft.)	6,360.00	Full Baths:	2	Zoning:	RS1
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$3,488.55
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	001-723-391

Style of Home:	Rancher/Bungalow w/Bsmt.	Parking:	Total: 4
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Vinyl	Parking Access:	Front,Rear
Foundation:		Parking:	Open,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Electric,Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Fenced Yard	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,Water
Legal:	LOT 8, PLAN KAP3436, SECTION 16, TOWNSHIP 5, RANGE 26, MERIDIAN W6, YALE DIV OF YALE LAND DISTRICT
Amenities:	Swirpool/Hot Tub,Workshop Detached
Site Influences:	
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Vacuum - Built In
Bylaw Restrict:	
Listing Broker(s):	Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'6 x 13'3	Below	Den	13' x 9'
Main	Kitchen	11'9 x 9'2			
Main	Primary Bedroom	14' x 13'			
Main	Bedroom	9' x 12'10			
Main	Bedroom	11' x 10'			
Main	Eating Area	12' x 6'6			
Below	Recreation Room	13' x 15'6			

Finished Floor (Main):	1,250 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	310 sqft	# Of Levels:	2	Main	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,560 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	1,560 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Don't miss out on this beautiful renovated 3 bedroom rancher with finished basement. It was just updated with new laminate flooring, and paint throughout upstairs and downstairs. It has built in vacuum a detached workshop 10 x 24 with 20-30amps, green house, 2 sheds (7x9), lawnmower and RV Parking. Great location. Call today for an appointment.