

<b>Depth/Size (ft):</b>	106.5	<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	1986
<b>Frontage (ft):</b>	64.00	<b>Bathrooms:</b>	4	<b>Age:</b>	38
<b>Lot Area: (sq.ft.)</b>	7,102.00	<b>Full Baths:</b>	4	<b>Zoning:</b>	RES
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$4,573.44
<b>Rear Yard Exp:</b>	North			<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	003-784-720

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 6 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Brick,Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Completely	<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>	Hot Water,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Tile,Carpet	<b>Fixtures Rmvd:</b>	No

**View:** Yes : City view

**Mgmt. Company:**

**Complex / Subdiv:**

**Services Connected:** Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

**Legal:** LOT 2, PLAN NWP71451, SECTION 30, RANGE 2, LAND DISTRICT 36

**Amenities:** Swirlpool/Hot Tub

**Site Influences:** Private Yard,Recreation Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Hot Tub Spa/Swirlpool,Jetted Bathtub,Microwave,Oven - Built In,Pantry,Range Top,Refrigerator,Security System

**Bylaw Restrict:**

**Listing Broker(s):** Homelife Benchmark Titus Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'8 x 11'9	Above	Bedroom	15'11 x 12'	Bsmt	Kitchen	14' x 7'
Main	Dining Room	12'7 x 10'6	Above	Bedroom	10'6 x 8'			
Main	Kitchen	14'5 x 14'	Bsmt	Living Room	14' x 9'			
Main	Family Room	16'5 x 15'5	Bsmt	Bedroom	11'8 x 11'8			
Main	Bedroom	12'5 x 9'11						
Main	Laundry	9'11' x 7'8						
Above	Primary Bedroom	14'2 x 11'1						

<b>Finished Floor (Main):</b>	1,542 sqft	<b># Of Rooms:</b>	12	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	850 sqft	<b># Of Kitchens:</b>	2	Main	4	No
<b>Finished Floor (Below):</b>	962 sqft	<b># Of Levels:</b>	3	Bsmt	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	Unauthorized Suite	Abv Main 2	4	Yes
<b>Finished Floor (Total):</b>	3,354 sqft	<b>Crawl/Bsmt Height:</b>		Abv Main 2	4	No
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Fully Finished			
<b>Grand Total:</b>	3,354 sqft	<b>Beds In Bsmt:</b>	1 / 5			
		<b># Of Pets:</b>				

Welcome home!VIEW! Stunning custom 3 lvl home decorated in designer colors. From the new front door you are greeted with an open concept.Spacious lvg room with fab city view.Dining room is perfect for entertaining and overlooks the big family room.Perfect to gather for movie night.Kitchen is totally remodelled with high end cabinets,counters,appl. and more city view. There is a large bedroom on the main and full bath.Even the laundry room screams designer.The curved staircase invites you upstairs to 3 more bedrooms including a gorgeous m/b with dream walk in closet and ensuite. (2) bedrooms have a deck for morning coffee.Bsmt. offers 2 bed accom. used as Air BNB Business and fetches \$40k/year. Koi pond, hot tub.Fabulous landscape lighting. Come see to believe. Suite is unauthorized.