

Depth/Size (ft):		Bedrooms:	6	Approx. Year Built:	2005
Frontage (ft):	43.90	Bathrooms:	4	Age:	19
Lot Area: (sq.ft.)	3,897.00	Full Baths:	3	Zoning:	R-CL
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$6,353.18
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	026-156-318

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

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Natural Gas, Storm Sewer, Water
Legal:	PL BCP15181 LT28 LD36 SEC22 TWP8
Amenities:	
Site Influences:	Private Yard
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Stonehaus Realty Corp., Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'4 x 13'4	Main	Pantry	11'2 x 2'11	Below	Dining Room	8'1 x 3'11
Main	Dining Room	10'11 x 10'1	Above	Primary Bedroom	18'2 x 13'1	Below	Kitchen	16'0 x 12'5
Main	Kitchen	9'6 x 13'1	Above	Bedroom	10'3 x 12'6	Below	Den	9'3 x 9'10
Main	Eating Area	8'9 x 9'3	Above	Bedroom	12'5 x 11'11	Below	Bedroom	12'0 x 13'9
Main	Family Room	14'11 x 11'9	Above	Bedroom	11'0 x 12'0	Below	Bedroom	10'6 x 13'6
Main	Office	10'5 x 8'5	Above	Bedroom	11'0 x 12'0	Below	Storage	8'4 x 6'10
Main	Laundry	12'10 x 5'8	Above	Walk-In Closet	8'10 x 3'6			
			Below	Living Room	14'3 x 12'6			

Finished Floor (Main):	1,247 sqft	# Of Rooms:	20	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,104 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	1,222 sqft	# Of Levels:	3	Above	5	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	5	No
Finished Floor (Total):	3,573 sqft	Crawl/Bsmt Height:		Below	4	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	3,573 sqft	Beds In Bsmt:	0 / 6			
		# Of Pets:				

Immaculate Willoughby Heights 2 Storey with basement house perfectly located with access to major routes but tucked into a quiet neighborhood! This impeccable home boasts loads of extra touches including an abundance wainscotting, chair rails and moulding, soaring ceilings on main floor, custom build cabinets in dining room and kitchen, as well as custom kitchen island. Quality craftsmanship throughout. Loads of updates with reno'd bathroom plumbing in bathrooms and basement, interior/exterior paint, some newer appliances, newer water heater and thermostat controls. 4 large bedrooms up and 2 down gives the space you need for the growing family or extended family. All this and more making this amazing home "move in ready"! OPEN HOUSE SATURDAY/ SUNDAY JUNE 1 & 2 (1pm - 2:15 both days)**