

<b>Depth/Size (ft):</b>	180.5	<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	9999
<b>Frontage (ft):</b>	87.00	<b>Bathrooms:</b>	2	<b>Age:</b>	999
<b>Lot Area: (Acres)</b>	4.38	<b>Full Baths:</b>	2	<b>Zoning:</b>	RU-1
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$4,364.16
<b>Rear Yard Exp:</b>	South			<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	010-683-801

<b>Style of Home:</b>	Basement Entry	<b>Parking:</b>	Total: 10 - Covered: 0
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	0
<b>Exterior:</b>	Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Open,RV Parking Avail.
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Wood	<b>Distance to:</b>	
<b>Water Supply:</b>	Well - Shallow	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Propane Gas,Wood	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Sundeck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Metal	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Vinyl/Linoleum	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity
<b>Legal:</b>	LOT 7 EXCEPT: PART DEDICATED AS ROAD ON PLAN 42546; SEC 1 TWP 15 NWMD PLAN 2680
<b>Amenities:</b>	In Suite Laundry
<b>Site Influences:</b>	Golf Course Nearby,Paved Road,Private Setting,Private Yard,Rural Setting
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Free Stand F/P or Wdstove,Storage Shed
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Performance Power Play Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10' x 17'	Main	Bedroom	8' x 10'4
Main	Dining Room	13' x 7'6	Bsmt	Family Room	20' x 10'6
Main	Kitchen	10'7 x 13'5	Bsmt	Mud Room	9' x 8'6
Main	Laundry	9'9 x 11'	Bsmt	Storage	11' x 16'
Main	Primary Bedroom	12' x 10'	Bsmt	Office	10'7 x 10'
Main	Solarium	7'8 x 7'			
Main	Bedroom	8'8 x 10'			

<b>Finished Floor (Main):</b>	1,366 sqft	<b># Of Rooms:</b>	12	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Main	3	No
<b>Finished Floor (Bsmt):</b>	500 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	1,866 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	866 sqft	<b>Basement:</b>	Partly Finished			
<b>Grand Total:</b>	2,732 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>				

Seeking privacy or needing room for your furry friends. This property is perfect and easily manageable for the hobby farm enthusiast. Crossed fenced, lots of room to roam around and outbuildings. New septic field, newer roof, and tasty drinking water. House is very cozy with massive wrap around deck and has the perfect mixture of sun and shade. The ideal package for those looking to raise a family or to live a healthy lifestyle. Just minutes from 18 Pastures Golf Club, shopping, lakes, and nature trails. Pot Bellied Pig sold separately!