

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1976
Frontage (ft):	70.00	Bathrooms:	3	Age:	48
Lot Area: (sq.ft.)	9,412.00	Full Baths:	1	Zoning:	RS
Flood Plain:		Half Baths:	2	Gross Taxes:	\$3,688.27
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	002-317-320

Style of Home:	Basement Entry	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	Front
Foundation:		Parking:	Carport; Multiple,Open,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:	Completely	Units in Dev:	
# of Fireplaces:	0 - Fuel: None	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	No
Outdoor Area:	Fenced Yard,Patio(s),Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed,Wall/Wall/Mixed	Fixtures Rmvd:	Yes

View:

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 287 SEC 28 TWP 17 NWD PL 48283

Amenities: Workshop Detached

Site Influences: Private Setting,Private Yard,Recreation Nearby,Shopping Nearby

Features:

Bylaw Restrict:

Listing Broker(s): Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'10 x 12'9	Bsmt	Foyer	9'5 x 10'7
Main	Eating Area	8'11 x 8'4	Bsmt	Recreation Room	17'1 x 15'
Main	Kitchen	12'1 x 7'11	Bsmt	Bar Room	12'1 x 4'3
Main	Primary Bedroom	12'11 x 13'6			
Main	Bedroom	10'10 x 8'10			
Main	Bedroom	9'11 x 8'10			
Bsmt	Flex Room	11'4 x 20'5			

Finished Floor (Main):	1,147 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	2	Yes
Finished Floor (Bsmt):	1,008 sqft	Suite:		Bsmt	2	No
Finished Floor (Total):	2,155 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full,Fully Finished			
Grand Total:	2,155 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

FULLY UPDATED basement entry on 9412 sq ft lot! Open & bright, with a functional layout, this beautiful home features a light filled living room overlooking huge new sundeck, a modern white kitchen w/tiled backsplash, SS appliances, pantry, eating bar & eating area that walks out to a sunny patio & fully fenced, totally private backyard! Main bath(just updated)& 3 bdrms incl. master w/ensuite. Downstairs offers large rec rm w/wet bar, 2 pce bath, laundry, storage & flex rm w/sep entry, perfect office/gym etc. Bsmt could easily be suited too! Many updates incl.flooring/doors/paint/trim. Workshop plus carport & tons of parking with room for all the toys! Secure yard & large lot means tons of safe space for kids & pets to play! Great neighborhood close to schools, parks & recreation!