

Depth/Size (ft):	123.68x184.70 irreg	Bedrooms:	5	Approx. Year Built:	1994
Frontage (ft):	26.00	Bathrooms:	4	Age:	30
Lot Area: (sq.ft.)	8,676.00	Full Baths:	3	Zoning:	R1B
Flood Plain:		Half Baths:	1	Gross Taxes:	\$5,829.86
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	018-104-045

Style of Home:	Basement Entry	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Hot Water,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s),Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas
Legal:	PL LMP8849 LT 68 LD 36 SEC 19 TWP 13
Amenities:	In Suite Laundry,Playground
Site Influences:	
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'4 x 12'5	Bsmt	Eating Area	11'3 x 8'9
Main	Dining Room	14'5 x 8'9	Bsmt	Kitchen	11'3 x 8'9
Main	Kitchen	8'8 x 10'4	Bsmt	Bedroom	11'11 x 9'9
Main	Family Room	12'1 x 15'1	Bsmt	Bedroom	9'2 x 10'7
Main	Primary Bedroom	12' x 14'9	Bsmt	Living Room	13'5 x 18'2
Main	Bedroom	10'3 x 9'11	Bsmt	Storage	5'7 x 8'3
Main	Primary Bedroom	9'3 x 10'7			

Finished Floor (Main):	1,510 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	4	No
Finished Floor (Bsmt):	1,231 sqft	Suite:	Unauthorized Suite	Bsmt	4	No
Finished Floor (Total):	2,741 sqft	Crawl/Bsmt Height:		Bsmt	2	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	2,741 sqft	Beds In Bsmt:	2 / 5			
		# Of Pets:				

Desirable Cul-de-sac location, 2700 sq ft home , with walk out Basement! 8600 sq ft, private lot .. Super sized Kitchen , family room area, PLUS living room on the main floor. Good sized bedrooms up with 4 piece ensuite in Primary bedroom, and 4 pc full bath. Main floor kitchen offers granite counters , shaker cabinets. Walk-out basement offers 4 piece bath and powder room PLUS 2 bedrooms, Perfect for in-laws. Large Patio area down and deck above. Truly a private Back yard. Side area has a patio for storage for boats etc..