

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2007
Frontage (ft):		Bathrooms:	3	Age:	17
Lot Area:		Full Baths:	2	Zoning:	RSV3
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$2,081.99
Rear Yard Exp:		Maint. Fee:	350.00	For Tax Year:	2023
View:				P.I.D.:	902-522-782

Style of Home:	2 Storey	Parking:	Total: 3 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl	Parking Access:	
Foundation:		Parking:	Garage; Single
Rain Screen:		Locker:	
Renovations:		Units in Dev:	- Total Units in Strata: 33
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	First Nations Lease
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:	
Mgmt. Company:	Homelife Advantage - 604-795-2955
Complex / Subdiv:	Ranchero Estates
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	UNIT 19 WITHIN LOT 3-69 CLSR 93551 SKOWKALE IR# 10
Amenities:	Air Cond./Central
Site Influences:	Central Location,Cul-de-Sac,Recreation Nearby,Rural Setting,Shopping Nearby
Features:	Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
Listing Broker(s):	RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'10 x 16'2	Above	Bedroom	11'10 x 11'4
Main	Kitchen	10'7 x 10'7			
Main	Dining Room	10'7 x 12'9			
Main	Primary Bedroom	11'9 x 13'1			
Main	Foyer	4'3 x 5'2			
Above	Bedroom	11'10 x 13'6			
Above	Family Room	12'10 x 14'3			

Finished Floor (Main):	936 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	732 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	3	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	4	Yes
Finished Floor (Total):	1,668 sqft	Basement:	Crawl			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,668 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Located in Ranchero Estates, this beautiful spacious 3-bedroom, 3-bath, two-level townhouse offers the perfect blend of style and function. The master bedroom is conveniently on the main floor with a walkout shower, while a large loft adds versatility upstairs. The open kitchen features maple cabinets, a walk-in pantry, and vaulted ceilings with skylights that brighten the living area, complete with a cozy gas fireplace. Enjoy air conditioning, a private fenced backyard, and ample storage with a huge crawlspace. Parking for two cars in the driveway adds extra convenience to this beautiful home. New Roof 2021 & Freshly Painted Exterior.