

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	2007
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	17
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	RSV3
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$2,081.99
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	300.00	<b>For Tax Year:</b>	2023
<b>View:</b>				<b>P.I.D.:</b>	902-522-782

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 3 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Single
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Gas - Natural	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	First Nations Lease
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:** CAMPBELL MANAGEMENT - 604-864-0380

**Complex / Subdiv:** Rancher Estates

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

**Legal:** UNTI 19 WITHIN LOT 3-69 CLSR 93551 SKOWKALE IR# 10

**Amenities:** None

**Site Influences:** Central Location,Cul-de-Sac,Recreation Nearby,Rural Setting,Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW

**Bylaw Restrict:** Pets Allowed w/Rest.,Rentals Not Allowed

**Listing Broker(s):** RE/MAX Magnolia

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			

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

Welcome to Ranchero Estates! Charming and quiet 2-level townhome featuring 3 beds, 3 baths, and a large loft area. Enjoy skylights, vaulted ceilings, and a gas fireplace in the living area. The master on the main boasts a walk-out shower. Open kitchen with maple cabinets and walk-in pantry. Huge crawl space for storage. Central air conditioning. Step out onto the patio and enjoy the fenced in yard. Parking for 2 cars in the driveway. Don't miss this gem!