

Depth/Size (ft):	122.2	Bedrooms:	3	Approx. Year Built:	1910
Frontage (ft):	33.00	Bathrooms:	1	Age:	114
Lot Area: (sq.ft.)	4,032.60	Full Baths:	1	Zoning:	R1-1
Flood Plain:		Half Baths:	0	Gross Taxes:	\$6,397.69
Rear Yard Exp:	South			For Tax Year:	2023
View:				P.I.D.:	014-097-192

Style of Home:	Rancher/Bungalow w/Bsmt.	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl	Parking Access:	Lane
Foundation:		Parking:	DetachedGrge/Carport
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	No
Outdoor Area:	Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Laminate,Mixed,Carpet	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv: Killarney VE

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

Legal: THE WEST 1/2 OF LOT 5 EXCEPT THE SOUTH 10 FEET,NOW LANE BLOCK ANORTH WEST 1/4 OF DISTRICT LOT 336 PLAN 2037

Amenities: In Suite Laundry,Workshop Detached

Site Influences: Central Location,Lane Access,Recreation Nearby,Shopping Nearby

Features: Clothes Washer/Dryer,Microwave,Refrigerator,Stove

Bylaw Restrict:

Listing Broker(s): RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'1 x 10'7	Bsmt	Bedroom	22'7 x 9'5
Main	Dining Room	11'11 x 10'9	Bsmt	Storage	15'7 x 13'9
Main	Kitchen	12'2 x 11'11	Bsmt	Flex Room	10'8 x 9'10
Main	Eating Area	14'4 x 5'6	Bsmt	Laundry	21'7 x 7'10
Main	Foyer	11'4 x 8'0			
Main	Primary Bedroom	11'9 x 10'0			
Main	Bedroom	10'0 x 9'5			

Finished Floor (Main):	1,087 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2			
Finished Floor (Bsmt):	903 sqft	Suite:				
Finished Floor (Total):	1,990 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Separate Entry			
Grand Total:	1,990 sqft	Beds In Bsmt:	1 / 3			
		# Of Pets:				

Excellent opportunity in the highly desirable Killarney neighbourhood! This rancher with basement is located on a peaceful street lined with mature trees. It is situated on an ideal 33x122ft lot with R1-1 zoning and lane access in the back. Perfect location close to Nanaimo Park, Waverley Elemenary, Killarney Secondary School, and Killarney Community center. Come drop by one of the open houses! May 25th 12-2pm & May 26th 1-4pm.