

Depth/Size (ft):	138	Bedrooms:	6	Approx. Year Built:	2013
Frontage (ft):	69.00	Bathrooms:	6	Age:	11
Lot Area (sq.ft.):	9,537.00	Full Baths:	5	Zoning:	R-1E
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$6,863.56
Rear Yard Exp:	South			For Tax Year:	2023
View:	No			P.I.D.:	028-578-261

Style of Home:	2 Storey,2 Storey w/Bsmt.	Parking:	Total: 5 - Covered: 3
Construction:	Frame - Wood	Covered Parking:	3
Exterior:	Fibre Cement Board,Stone	Parking Access:	Front
Foundation:		Parking:	Garage; Triple,Open
Rain Screen:	Full	Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Electric,Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Natural Gas,Radiant	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Fibreglass	Fixtures Leased:	No
Floor Finish:	Hardwood,Laminate,Tile	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Natural Gas,Septic,Storm Sewer
Legal:	LOT # 2, SEC 26, TOWNSHIP 7, NWD PLAN BCP47998
Amenities:	In Suite Laundry,Pool; Outdoor
Site Influences:	Golf Course Nearby,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Jetted Bathtub,Microwave,Refrigerator,Security System,Stove,Vacuum - Built In
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Treeland Realty, Initia Real Estate

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	15'11 x 13'5	Main	Kitchen	9'7 x 14'11	Above	Bedroom	14'5 x 11'9
Main	Foyer	19'8 x 8'5	Main	Bedroom	12'2 x 11'5	Above	Flex Room	13'5 x 10'9
Main	Eating Area	15'11 x 9'5	Main	Living Room	11' x 14'11	Above	Walk-In Closet	9' x 7'
Main	Bedroom	12'5 x 10'10	Above	Laundry	7'8 x 6'1	Above	Walk-In Closet	6' x 6'
Main	Dining Room	12'7 x 12'	Above	Primary Bedroom	17'8 x 15'11	Above	Walk-In Closet	7' x 6'
Main	Family Room	16'10 x 15'11	Above	Primary Bedroom	15'3 x 14'1	Above	Walk-In Closet	5'8 x 6'
Main	Living Room	14'4 x 12'7	Above	Bedroom	16'3 x 12'11			

Finished Floor (Main):	2,283 sqft	# Of Rooms:	20	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	2,084 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	Legal Suite	Above	7	Yes
Finished Floor (Total):	4,367 sqft	Crawl/Bsmt Height:		Above	4	Yes
Unfinished Floor:	0 sqft	Basement:	Separate Entry	Above	4	Yes
Grand Total:	4,367 sqft	Beds In Bsmt:	0 / 6	Above	3	Yes
		# Of Pets:				

OUTSTANDING 6 BED, 6 BATH EXECUTIVE HOME WITH AUTHORIZED, ABOVE-GROUND (LEVEL ENTRY) SIDE SUITE W/SEP. LAUNDRY! EXTRAS INC. AIR CONDITIONING, RADIANT IN-FLOOR HEAT, HOT WATER ON DEMAND, SECURITY, ELECTRIC GATE, BI VACUUM , 2 STOREY-HIGH FAMILY ROOM. Gourmet Kitchen features HUGE Island/Eating bar w/sink, gas range & BI Microwave. All counters throughout are Marble or Quartz! Double doors on main open to south-exp. fenced yard w/Kennel & concrete pool pad (a/g pool avail) Extra Bedroom on main. 4 BIG Bedrooms up, each w/ FULL Ensuite & walk-in closet, & BONUS Vaulted FLEX/OFFICE space. Primary Bedrm boasts Dbl sinks, 2-person soaker tub & Separate shower w/body jets. Near schools, Park, Arena, transit, Golf & shopping. Extra-wide driveway & TRIPLE GARAGE.