

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	6	<b>Approx. Year Built:</b>	2005
<b>Frontage (ft):</b>	26.00	<b>Bathrooms:</b>	4	<b>Age:</b>	19
<b>Lot Area: (sq.ft.)</b>	4,792.00	<b>Full Baths:</b>	4	<b>Zoning:</b>	R-CL
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$6,561.33
<b>Rear Yard Exp:</b>	North			<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	025-943-511

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 5 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Other,Stone,Vinyl	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s) & Deck(s),Sundeck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

**View:** Yes : Panoramic Valley Views

**Mgmt. Company:**

**Complex / Subdiv:** Routley

**Services Connected:** Community,Electricity,Natural Gas

**Legal:** PL BCP11254 LT 13 LD 36 SEC 15 TWP 8 PART NE 1/4.

**Amenities:** In Suite Laundry

**Site Influences:** Cul-de-Sac,Private Yard,Recreation Nearby,Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Security System,Storage Shed,Vacuum - Built In,Vaulted Ceiling

**Bylaw Restrict:**

**Listing Broker(s):** Royal LePage West Real Estate Services, Royal LePage West Real Estate Services

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'7 x 13'4	Above	Walk-In Closet	9'6 x 5'
Main	Family Room	14'3 x 18'1	Above	Bedroom	10'7 x 14'4
Main	Kitchen	12'11 x 18'0	Above	Walk-In Closet	6'7 x 3'4
Main	Dining Room	12'11 x 11'1	Above	Bedroom	10'6 x 14'11
Main	Bedroom	10'1 x 15'5	Above	Walk-In Closet	5'5 x 3'9
Main	Foyer	8'5 x 10'10	Above	Laundry	7'2 x 6'1
Above	Primary Bedroom	12'11 x 17'8			

<b>Finished Floor (Main):</b>	1,522 sqft	<b># Of Rooms:</b>	19	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,109 sqft	<b># Of Kitchens:</b>	2	Main	3	No
<b>Finished Floor (Below):</b>	1,244 sqft	<b># Of Levels:</b>	3	Above	4	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	Legal Suite	Above	4	Yes
<b>Finished Floor (Total):</b>	3,875 sqft	<b>Crawl/Bsmt Height:</b>		Below	4	No
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Fully Finished			
<b>Grand Total:</b>	3,875 sqft	<b>Beds In Bsmt:</b>	0 / 6			
		<b># Of Pets:</b>				

Beautiful home located at the top of a cul-de-sac on the Willoughby Hillside with Panoramic views over the Valley. This home has all the features for a large family or multi-generation family. 6 bedrooms, 4 Full baths, approx.. 3875 sqft. Open Floor plan on main w/large Kitchen with Island & granite counters, vaulted ceilings, lots of natural light, spacious living & dining room & possible 2nd Primary Bedroom for Grandparent. Amazing South facing Sundeck off the main floor & and a private fenced backyard off the kitchen. Large Primary bedroom w/beautiful South views, large ensuite. 2 additional large bedrooms with ensuite plus separate laundry room. Below main has 2 bedroom legal suite w/separate entrance, spacious living room, kitchen w/island & eating area. Separate Washer/Dryer.