

Depth/Size (ft):	80	Bedrooms:	6	Approx. Year Built:	2016
Frontage (ft):	48.00	Bathrooms:	6	Age:	8
Lot Area: (sq.ft.)	4,300.00	Full Baths:	6	Zoning:	SFD
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$6,837.43
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	029-374-090

Style of Home:	Reverse 2 Storey w/Bsmt	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Concrete	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	PL EPP42586 LT 14 LD 36 SEC 15 TWP 2
Amenities:	In Suite Laundry
Site Influences:	Central Location
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Security - Roughed In,Smoke Alarm
Bylaw Restrict:	
Listing Broker(s):	Homelife Benchmark Titus Realty, Homelife Benchmark Titus Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10' x 11'	Main	Laundry	7' x 6'	Bsmt	Other	9' x 5'
Main	Foyer	5' x 8'	Above	Primary Bedroom	18' x 10'	Bsmt	Family Room	10' x 8'
Main	Dining Room	10' x 10'	Above	Walk-In Closet	6' x 8'	Bsmt	Kitchen	9' x 12'
Main	Family Room	16' x 15'	Above	Bedroom	12' x 12'	Bsmt	Bedroom	13'3 x 9'
Main	Kitchen	13' x 16'	Above	Primary Bedroom	12' x 12'	Bsmt	Bedroom	12' x 8'
Main	Kitchen	7' x 6'	Above	Bedroom	10' x 10'	Bsmt	Laundry	5' x 5'
Main	Pantry	6' x 3'	Above	Bedroom	10' x 10'	Main	Patio	14' x 14'
			Bsmt	Media Room	15' x 16'			

Finished Floor (Main):	1,293 sqft	# Of Rooms:	21	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,187 sqft	# Of Kitchens:	3	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	1,289 sqft	Suite:	Legal Suite	Above	3	Yes
Finished Floor (Total):	3,769 sqft	Crawl/Bsmt Height:		Above	3	Yes
Unfinished Floor:	0 sqft			Bsmt	3	No
Grand Total:	3,769 sqft	Basement:	Full,Fully Finished,Separate Entry	Bsmt	3	No
		Beds In Bsmt:	2 / 6			
		# Of Pets:				

Ideal location for raising a family! Having an elementary school and park within walking distance can provide convenience and opportunities for outdoor activities and socialization. A three-level home with ample space, including a legal suite and media room, offers versatility and room for extended family or additional income. Features like a spice kitchen and outdoor living room enhance the comfort and enjoyment of the home. Plus, artificial grass can reduce maintenance while still providing a lush outdoor space. Overall, fantastic option for families looking for both convenience and comfort.