

<b>Depth/Size (ft):</b>	185.00	<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	1973
<b>Frontage (ft):</b>	81.00	<b>Bathrooms:</b>	3	<b>Age:</b>	51
<b>Lot Area: (sq.ft.)</b>	14,985.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	LA
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$5,454.00
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	006-179-924

<b>Style of Home:</b>	Basement Entry	<b>Parking:</b>	Total: 8 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Carport; Multiple
<b>Rain Screen:</b>	No	<b>Locker:</b>	
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - 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>	Balcony(s),Fenced Yard,Sundeck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Metal	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Tile	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	BROOKWOOD
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Septic,Water
<b>Legal:</b>	LOT 79 PLAN NWP 41446 SECTION 34 TOWNSHIP 7
<b>Amenities:</b>	Workshop Detached
<b>Site Influences:</b>	
<b>Features:</b>	
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Royal LePage Northstar Realty (S. Surrey)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'6 x 15'6	Bsmt	Laundry	5'0 x 6'0
Main	Dining Room	10'6 x 14'6	Bsmt	Dining Room	7'0 x 9'0
Main	Kitchen	18'0 x 9'0	Bsmt	Bedroom	9'6 x 11'0
Main	Bedroom	12'0 x 12'0	Bsmt	Living Room	12'6 x 12'0
Main	Bedroom	10'6 x 13'0			
Main	Bedroom	12'0 x 12'6			
Bsmt	Kitchen	12'6 x 18'0			

<b>Finished Floor (Main):</b>	1,250 sqft	<b># Of Rooms:</b>	11	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	2	Main	4	No
<b>Finished Floor (Below):</b>	1,050 sqft	<b># Of Levels:</b>	2	Main	2	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	Unauthorized Suite	Bsmt	3	No
<b>Finished Floor (Total):</b>	2,300 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full,Fully Finished			
<b>Grand Total:</b>	2,300 sqft	<b>Beds In Bsmt:</b>	1 / 4			
		<b># Of Pets:</b>				

Ground level entry home with 3 bedrooms up and 2 bedroom suite in basement. One bedroom in suite doesn't have closet.This home sits on a 14985 square foot lot with a detached 20x30 shop with 220 wiring.This home located on dead end street all fenced yard, new furnace 2023.Septic was cleaned 2015.