

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1989
<b>Frontage (ft):</b>	32.15	<b>Bathrooms:</b>	3	<b>Age:</b>	35
<b>Lot Area: (sq.ft.)</b>	8,883.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	R-1A
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$6,278.85
<b>Rear Yard Exp:</b>	Southeast			<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	011-319-852

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 6 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Brick, Vinyl	<b>Parking Access:</b>	Lane
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Partly	<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)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	FOREST HILLS
<b>Services Connected:</b>	Electricity, Natural Gas, Sanitary Sewer, Water
<b>Legal:</b>	PL.78007 LT.42 LD.36 SEC.25 TWP.8
<b>Amenities:</b>	
<b>Site Influences:</b>	
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW, Storage Shed
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'1 x 13'2	Main	Laundry	10'3 x 5'11	Above	Bedroom	11'9 x 10'1
Main	Dining Room	14'4 x 12'10	Above	Primary Bedroom	15'2 x 14'3	Above	Games Room	20'7 x 18'9
Main	Kitchen	12'4 x 15'4	Above	Bedroom	12'8 x 10'1			
Main	Eating Area	11'3 x 8'7						
Main	Family Room	17'11 x 12'3						
Main	Office	10'3 x 9'9						
Main	Foyer	8'10 x 6'2						

<b>Finished Floor (Main):</b>	1,438 sqft	<b># Of Rooms:</b>	12	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,368 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Above	4	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	2,806 sqft	<b>Crawl/Bsmt Height:</b>	3'8			
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Crawl			
<b>Grand Total:</b>	2,806 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>				

FOREST HILLS GEM! Nestled on a generous 8,883 sq. ft. lot, this wonderful two-storey residence offers the perfect blend of privacy, comfort and convenience. Spacious design offers ample living space to meet every need of a growing family, with 3 bedrooms, den and BONUS games room. Enjoy the luxury of space in your private, sun drenched back yard with plenty of room for gardening, play, and outdoor entertainment. Updates and upgrades abound, with a BRAND NEW FURNACE, carpet, paint, NO POLY B, hot water tank in 2021 and a KITCHEN RENO in 2020. Located in the sought after Alex Hope Elementary catchment. Truly a home that will provide for years to come! OPEN HOUSE SAT 2-4, SUNDAY 1-3, there will be cookies!