## 217 MIAMI RIVER DRIVE HARRISON HOT SPRINGS

Harrison Hot Springs, V0M 1K0

Residential Detached \$849,000 (LP)

		Harrison Ho					
Depth/Size (ft):		Bedrooms:	3	Approx. Year Bui	ilt: 1995	5	
Frontage (ft):	44.00	Bathrooms:	4	Age:	29		
Lot Area: (sq.ft.)	4,597.00	Full Baths:	2	Zoning:	R1		
Flood Plain:	Yes	Half Baths:	2	Gross Taxes:	\$3,0	95.26	
Rear Yard Exp:				For Tax Year:	2023	3	
View:	Yes			P.I.D.:	002-	313-847	
		I					
Style of Home:	2 Storey w/Bsmt.		Parking:	Total: 6 - Covered	: 2		
Construction:	Frame - Wood		Covered Parking:	2			
Exterior:	Vinyl,Wood		Parking Access:	Front			
Foundation:			Parking:	Garage; Double			
Rain Screen:			Locker:				
Renovations:			Units in Dev:				
# of Fireplaces:	2 - Fuel: Natural Gas	3	Distance to:				
Water Supply:	City/Municipal		Title to Land:	Freehold NonStrat	ta		
Fuel/Heating:	Forced Air,Natural G		Property Disc:	Yes			
Outdoor Area:	Fenced Yard, Patio(s	) & Deck(s)	PAD Rental:				
Type of Roof:	Asphalt		Fixtures Leased:	No			
Floor Finish:	Hardwood,Laminate	,Wall/Wall/Mixed	Fixtures Rmvd:	No			
View:	Yes : river and mour	ntains					
View: Mamt. Company:	Yes : river and mour	ntains					
Mgmt. Company:	Yes : river and mour	itains					
			er				
Mgmt. Company: Complex / Subdiv:	Electricity,Natural Ga	as,Sanitary Sewer,Storm Sewer,Wa LAN NWP9786, SECTION 13, TOW		AN W6, NEW WESTMIN	STER LAND DIS	TRICT, EXCEPT	
Mgmt. Company: Complex / Subdiv: Services Connected:	Electricity,Natural G LOT 3, BLOCK 3, PL PLAN NWP66847, F	as,Sanitary Sewer,Storm Sewer,Wa LAN NWP9786, SECTION 13, TOW		AN W6, NEW WESTMIN	STER LAND DIS	TRICT, EXCEPT	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal:	Electricity,Natural G LOT 3, BLOCK 3, Pl PLAN NWP66847, F In Suite Laundry	as,Sanitary Sewer,Storm Sewer,Wa _AN NWP9786, SECTION 13, TOWI FRACTIONAL	NSHIP 4, RANGE 29, MERIDI,	AN W6, NEW WESTMIN	STER LAND DIS	TRICT, EXCEPT	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities:	Electricity,Natural Gi LOT 3, BLOCK 3, PI PLAN NWP66847, F In Suite Laundry Central Location,Pri	as,Sanitary Sewer,Storm Sewer,Wa _AN NWP9786, SECTION 13, TOW FRACTIONAL vate Setting,Private Yard,Recreation	NSHIP 4, RANGE 29, MERIDI,	AN W6, NEW WESTMIN	STER LAND DIS	TRICT, EXCEPT	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences:	Electricity,Natural Gi LOT 3, BLOCK 3, PI PLAN NWP66847, F In Suite Laundry Central Location,Pri	as,Sanitary Sewer,Storm Sewer,Wa _AN NWP9786, SECTION 13, TOWI FRACTIONAL	NSHIP 4, RANGE 29, MERIDI,	AN W6, NEW WESTMIN	STER LAND DIS	TRICT, EXCEPT	
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Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Electricity,Natural G LOT 3, BLOCK 3, Pl PLAN NWP66847, F In Suite Laundry Central Location,Pri ClthWsh/Dryr/Frdg/S Macdonald Realty (S	as,Sanitary Sewer,Storm Sewer,Wa LAN NWP9786, SECTION 13, TOW FRACTIONAL vate Setting,Private Yard,Recreation Stve/DW,Drapes/Window Coverings	NSHIP 4, RANGE 29, MERIDI,		STER LAND DIS		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor	Electricity,Natural Ga LOT 3, BLOCK 3, PI PLAN NWP66847, F In Suite Laundry Central Location,Prin ClthWsh/Dryr/Frdg/S Macdonald Realty (S	as,Sanitary Sewer,Storm Sewer,Wa _AN NWP9786, SECTION 13, TOW FRACTIONAL vate Setting,Private Yard,Recreation Stve/DW,Drapes/Window Coverings Surrey/152) Dimensions	NSHIP 4, RANGE 29, MERIDI, Nearby,Shopping Nearby	Туре	Dimen	sions	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main	Electricity,Natural Ga LOT 3, BLOCK 3, PI PLAN NWP66847, F In Suite Laundry Central Location,Prit ClthWsh/Dryr/Frdg/S Macdonald Realty (S <b>Type</b> Living Room	as,Sanitary Sewer,Storm Sewer,Wa LAN NWP9786, SECTION 13, TOW FRACTIONAL vate Setting,Private Yard,Recreation Stve/DW,Drapes/Window Coverings Surrey/152) Dimensions 13'5 x 11'1	NSHIP 4, RANGE 29, MERIDI, Nearby,Shopping Nearby Floor Above	<b>Type</b> Primary Bedroom	Dimen 15'9 x	<b>isions</b> 14'0	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Bsmt	Electricity,Natural Ga LOT 3, BLOCK 3, PL PLAN NWP66847, F In Suite Laundry Central Location,Prir ClthWsh/Dryr/Frdg/S Macdonald Realty (S <b>Type</b> Living Room Dining Room	as,Sanitary Sewer,Storm Sewer,Wat LAN NWP9786, SECTION 13, TOW FRACTIONAL vate Setting,Private Yard,Recreation Stve/DW,Drapes/Window Coverings Surrey/152) Dimensions 13'5 x 11'1 11'6 x 11'1	NSHIP 4, RANGE 29, MERIDI, Nearby,Shopping Nearby Floor Above Above	<b>Type</b> Primary Bedroom Bedroom	<b>Dimen</b> 15'9 x 10'3 x	<b>sions</b> 14'0 8'11	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Bsmt Main	Electricity,Natural Ga LOT 3, BLOCK 3, PL PLAN NWP66847, F In Suite Laundry Central Location,Prir ClthWsh/Dryr/Frdg/S Macdonald Realty (S <b>Type</b> Living Room Dining Room Family Room	as,Sanitary Sewer,Storm Sewer,Wat LAN NWP9786, SECTION 13, TOW FRACTIONAL vate Setting,Private Yard,Recreation Stve/DW,Drapes/Window Coverings Surrey/152) Dimensions 13'5 x 11'1 11'6 x 11'1 11'6 x 10'10	NSHIP 4, RANGE 29, MERIDI, Nearby,Shopping Nearby Floor Above Above Above	<b>Type</b> Primary Bedroom Bedroom Bedroom	<b>Dimen</b> 15'9 x 10'3 x 12'9 x	<b>isions</b> 14'0 8'11 9'9	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Bsmt Main Main	Electricity,Natural Ga LOT 3, BLOCK 3, PL PLAN NWP66847, F In Suite Laundry Central Location,Pri ClthWsh/Dryr/Frdg/S Macdonald Realty (S <b>Type</b> Living Room Dining Room Family Room Kitchen	as,Sanitary Sewer,Storm Sewer,Wat LAN NWP9786, SECTION 13, TOW FRACTIONAL vate Setting,Private Yard,Recreation Stve/DW,Drapes/Window Coverings Surrey/152) Dimensions 13'5 x 11'1 11'6 x 11'1 11'6 x 10'10 10'10 x 8'10	NSHIP 4, RANGE 29, MERIDI, Nearby,Shopping Nearby Floor Above Above	<b>Type</b> Primary Bedroom Bedroom	<b>Dimen</b> 15'9 x 10'3 x	<b>isions</b> 14'0 8'11 9'9	
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Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Bsmt Main Main Main	Electricity,Natural Ga LOT 3, BLOCK 3, PL PLAN NWP66847, F In Suite Laundry Central Location,Pri ClthWsh/Dryr/Frdg/S Macdonald Realty (S <b>Type</b> Living Room Dining Room Family Room Kitchen Eating Area	as,Sanitary Sewer,Storm Sewer,Wat _AN NWP9786, SECTION 13, TOWE FRACTIONAL vate Setting,Private Yard,Recreation Stve/DW,Drapes/Window Coverings Surrey/152) Dimensions 13'5 x 11'1 11'6 x 11'1 11'6 x 10'10 10'10 x 8'10 9'1 x 7'6	NSHIP 4, RANGE 29, MERIDI, Nearby,Shopping Nearby Floor Above Above Above	<b>Type</b> Primary Bedroom Bedroom Bedroom	<b>Dimen</b> 15'9 x 10'3 x 12'9 x	<b>isions</b> 14'0 8'11 9'9	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Bsmt Main Main Main Main Main	Electricity,Natural Ga LOT 3, BLOCK 3, PI PLAN NWP66847, F In Suite Laundry Central Location,Prit ClthWsh/Dryr/Frdg/S Macdonald Realty (S <b>Type</b> Living Room Dining Room Family Room Kitchen Eating Area Laundry Foyer	as,Sanitary Sewer,Storm Sewer,Wa AN NWP9786, SECTION 13, TOW FRACTIONAL vate Setting,Private Yard,Recreation Stve/DW,Drapes/Window Coverings Surrey/152) Dimensions 13'5 × 11'1 11'6 × 11'1 11'6 × 11'1 11'6 × 10'10 10'10 × 8'10 9'1 × 7'6 9'9 × 5'11 9'0 × 4'5	NSHIP 4, RANGE 29, MERIDI. Nearby,Shopping Nearby Floor Above Above Above Above	<b>Type</b> Primary Bedroom Bedroom Bedroom Walk-In Closet	<b>Dimen</b> 15'9 x 10'3 x 12'9 x 7'6 x 4	<b>sions</b> 14'0 8'11 9'9 '10	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Bsmt Main Main Main Main Main Main Finished Floor (Main):	Electricity,Natural Ga LOT 3, BLOCK 3, PL PLAN NWP66847, F In Suite Laundry Central Location,Pri ClthWsh/Dryr/Frdg/S Macdonald Realty (S <b>Type</b> Living Room Dining Room Family Room Kitchen Eating Area Laundry Foyer 850 sqft	as,Sanitary Sewer,Storm Sewer,Wat AN NWP9786, SECTION 13, TOW FRACTIONAL vate Setting,Private Yard,Recreation Stve/DW,Drapes/Window Coverings Surrey/152) Dimensions 13'5 x 11'1 11'6 x 11'1 11'6 x 10'10 10'10 x 8'10 9'1 x 7'6 9'9 x 5'11 9'0 x 4'5 # Of Rooms:	NSHIP 4, RANGE 29, MERIDI. Nearby,Shopping Nearby Floor Above Above Above Above Above	Type Primary Bedroom Bedroom Bedroom Walk-In Closet Bathroom Floor	Dimen 15'9 x 10'3 x 12'9 x 7'6 x 4 <b># of Pieces</b>	sions 14'0 8'11 9'9 '10 Ensuite?	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Bsmt Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Above):	Electricity,Natural Ga LOT 3, BLOCK 3, PL PLAN NWP66847, F In Suite Laundry Central Location,Pri ClthWsh/Dryr/Frdg/S Macdonald Realty (S <b>Type</b> Living Room Dining Room Family Room Kitchen Eating Area Laundry Foyer 850 sqft 812 sqft	as,Sanitary Sewer,Storm Sewer,Wat AN NWP9786, SECTION 13, TOWE FRACTIONAL vate Setting,Private Yard,Recreation Stve/DW,Drapes/Window Coverings Surrey/152) Dimensions 13'5 x 11'1 11'6 x 11'1 11'6 x 11'1 11'6 x 10'10 10'10 x 8'10 9'1 x 7'6 9'9 x 5'11 9'0 x 4'5 # Of Rooms: # Of Kitchens:	NSHIP 4, RANGE 29, MERIDI. Nearby,Shopping Nearby Floor Above Above Above Above Above 11	Type Primary Bedroom Bedroom Bedroom Walk-In Closet Bathroom Floor Main	Dimen 15'9 x 10'3 x 12'9 x 7'6 x 4 <b># of Pieces</b> 2	Isions 14'0 8'11 9'9 '10 <b>Ensuite?</b> No	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Bsmt Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Below):	Electricity,Natural Ga LOT 3, BLOCK 3, PL PLAN NWP66847, F In Suite Laundry Central Location,Pri ClthWsh/Dryr/Frdg/S Macdonald Realty (S <b>Type</b> Living Room Dining Room Family Room Kitchen Eating Area Laundry Foyer 850 sqft 812 sqft 341 sqft	as,Sanitary Sewer,Storm Sewer,Wat AN NWP9786, SECTION 13, TOWE FRACTIONAL vate Setting,Private Yard,Recreation Stve/DW,Drapes/Window Coverings Surrey/152) Dimensions 13'5 x 11'1 11'6 x 11'1 11'6 x 11'1 11'6 x 10'10 10'10 x 8'10 9'1 x 7'6 9'9 x 5'11 9'0 x 4'5 # Of Rooms: # Of Kitchens: # Of Levels:	NSHIP 4, RANGE 29, MERIDIA Nearby,Shopping Nearby Floor Above Above Above Above Above 11 1 3	Type Primary Bedroom Bedroom Bedroom Walk-In Closet Bathroom Floor Main Above	Dimen 15'9 × 10'3 × 12'9 × 7'6 × 4 <b># of Pieces</b> 2 4	Isions 14'0 8'11 9'9 '10 <b>Ensuite?</b> No Yes	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Bsmt Main Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Below): Finished Floor (Below): Finished Floor (Bsmt):	Electricity,Natural Ga LOT 3, BLOCK 3, PI PLAN NWP66847, F In Suite Laundry Central Location,Pri ClthWsh/Dryr/Frdg/S Macdonald Realty (S <b>Type</b> Living Room Dining Room Family Room Kitchen Eating Area Laundry Foyer 850 sqft 812 sqft 341 sqft 0 sqft	as,Sanitary Sewer,Storm Sewer,Wat AN NWP9786, SECTION 13, TOWE FRACTIONAL vate Setting,Private Yard,Recreation Stve/DW,Drapes/Window Coverings Surrey/152) Dimensions 13'5 x 11'1 11'6 x 11'1 11'6 x 11'1 11'6 x 10'10 10'10 x 8'10 9'1 x 7'6 9'9 x 5'11 9'0 x 4'5 # Of Rooms: # Of Kitchens: # Of Levels: Suite:	NSHIP 4, RANGE 29, MERIDI. Nearby,Shopping Nearby Floor Above Above Above Above Above 11	Type Primary Bedroom Bedroom Bedroom Walk-In Closet Bathroom Floor Main Above Above	Dimen 15'9 x 10'3 x 12'9 x 7'6 x 4 <b># of Pieces</b> 2 4 4	Isions 14'0 8'11 9'9 '10 <b>Ensuite?</b> No Yes No	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Bsmt Main Main Main Main Main Main Main Main	Electricity,Natural Ga LOT 3, BLOCK 3, PI PLAN NWP66847, F In Suite Laundry Central Location,Prit ClthWsh/Dryr/Frdg/S Macdonald Realty (S <b>Type</b> Living Room Dining Room Family Room Kitchen Eating Area Laundry Foyer 850 sqft 812 sqft 341 sqft 0 sqft 2,003 sqft	as,Sanitary Sewer,Storm Sewer,Wat AN NWP9786, SECTION 13, TOWE FRACTIONAL vate Setting,Private Yard,Recreation Stve/DW,Drapes/Window Coverings Surrey/152) Dimensions 13'5 x 11'1 11'6 x 11'1 11'6 x 11'1 11'6 x 10'10 10'10 x 8'10 9'1 x 7'6 9'9 x 5'11 9'0 x 4'5 # Of Rooms: # Of Kitchens: # Of Levels:	NSHIP 4, RANGE 29, MERIDI. Nearby,Shopping Nearby Floor Above Above Above Above Above 11 1 3 None	Type Primary Bedroom Bedroom Bedroom Walk-In Closet Bathroom Floor Main Above	Dimen 15'9 × 10'3 × 12'9 × 7'6 × 4 <b># of Pieces</b> 2 4	Isions 14'0 8'11 9'9 '10 <b>Ensuite?</b> No Yes	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Bsmt Main Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Below): Finished Floor (Below): Finished Floor (Bsmt):	Electricity,Natural Ga LOT 3, BLOCK 3, PI PLAN NWP66847, F In Suite Laundry Central Location,Pri ClthWsh/Dryr/Frdg/S Macdonald Realty (S <b>Type</b> Living Room Dining Room Family Room Kitchen Eating Area Laundry Foyer 850 sqft 812 sqft 341 sqft 0 sqft	as,Sanitary Sewer,Storm Sewer,Wat AN NWP9786, SECTION 13, TOWE FRACTIONAL vate Setting,Private Yard,Recreation Stve/DW,Drapes/Window Coverings Surrey/152) Dimensions 13'5 x 11'1 11'6 x 11'1 11'6 x 11'1 11'6 x 10'10 10'10 x 8'10 9'1 x 7'6 9'9 x 5'11 9'0 x 4'5 # Of Rooms: # Of Kitchens: # Of Levels: Suite:	NSHIP 4, RANGE 29, MERIDIA Nearby,Shopping Nearby Floor Above Above Above Above Above 11 1 3	Type Primary Bedroom Bedroom Bedroom Walk-In Closet Bathroom Floor Main Above Above	Dimen 15'9 x 10'3 x 12'9 x 7'6 x 4 <b># of Pieces</b> 2 4 4	Isions 14'0 8'11 9'9 '10 <b>Ensuite?</b> No Yes No	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Bsmt Main Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Below): Finished Floor (Bemt): Finished Floor (Total): Unfinished Floor:	Electricity,Natural Ga LOT 3, BLOCK 3, PI PLAN NWP66847, F In Suite Laundry Central Location,Prir ClthWsh/Dryr/Frdg/S Macdonald Realty (S <b>Type</b> Living Room Dining Room Family Room Family Room Kitchen Eating Area Laundry Foyer 850 sqft 812 sqft 341 sqft 0 sqft 2,003 sqft 0 sqft	as,Sanitary Sewer,Storm Sewer,Wat AN NWP9786, SECTION 13, TOWE FRACTIONAL vate Setting,Private Yard,Recreation Stve/DW,Drapes/Window Coverings Surrey/152) Dimensions 13'5 x 11'1 11'6 x 11'1 11'6 x 11'1 11'6 x 10'10 10'10 x 8'10 9'1 x 7'6 9'9 x 5'11 9'0 x 4'5 # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	NSHIP 4, RANGE 29, MERIDI. Nearby,Shopping Nearby Floor Above Above Above Above Above T11 1 3 None Crawl,Fully Finished,Separate	Type Primary Bedroom Bedroom Bedroom Walk-In Closet Bathroom Floor Main Above Above	Dimen 15'9 x 10'3 x 12'9 x 7'6 x 4 <b># of Pieces</b> 2 4 4	Isions 14'0 8'11 9'9 '10 <b>Ensuite?</b> No Yes No	

Location Location! This charming home is ready for a new family - and that could be you! Welcome to 217 Miami River Drive - a fantastic property backing on to the Miami River! This 3 bedroom beauty has everything your family is looking for: powder room on the main, airy eat in kitchen with adjacent family room opening up to your sunny deck - perfect for barbeques! Upstairs - the primary bedroom is a comfy retreat - with spacious walk-in closet and ensuite with soaker tub! Two more bedrooms and a bathroom complete the package - but WAIT! There's more! A completely separate entry basement with 2 piece bath - perfect for your private home office! This beautiful home is close to everything - the elementary school, Harrison Lake, and restaurants! Don't miss it!

The enclosed information while deemed to be correct, is not guaranteed. Information and measurements should not be relied upon without independent verification. PREC\* indicates 'Personal Real Estate Corporation'. This communication is not intended to solicit properties already listed for sale.