

|                           |           |                    |   |                            |             |
|---------------------------|-----------|--------------------|---|----------------------------|-------------|
| <b>Depth/Size (ft):</b>   | 134       | <b>Bedrooms:</b>   | 4 | <b>Approx. Year Built:</b> | 1972        |
| <b>Frontage (ft):</b>     | 78.00     | <b>Bathrooms:</b>  | 3 | <b>Age:</b>                | 52          |
| <b>Lot Area (sq.ft.):</b> | 10,512.00 | <b>Full Baths:</b> | 3 | <b>Zoning:</b>             | RES         |
| <b>Flood Plain:</b>       | No        | <b>Half Baths:</b> | 0 | <b>Gross Taxes:</b>        | \$4,990.29  |
| <b>Rear Yard Exp:</b>     | East      |                    |   | <b>For Tax Year:</b>       | 2023        |
| <b>View:</b>              | No        |                    |   | <b>P.I.D.:</b>             | 008-169-870 |

|                         |  |                         |  |
|-------------------------|--|-------------------------|--|
| <b>Style of Home:</b>   | Basement Entry                                 | <b>Parking:</b>         | Total: 6 - Covered: 2                                |
| <b>Construction:</b>    | Frame - Wood                                   | <b>Covered Parking:</b> | 2  |
| <b>Exterior:</b>        | Stucco,Wood                                    | <b>Parking Access:</b>  | Front,Side   |
| <b>Foundation:</b>      |  | <b>Parking:</b>         | Add. Parking Avail.,Garage; Double,RV Parking Avail. |
| <b>Rain Screen:</b>     |  | <b>Locker:</b>          |  |
| <b>Renovations:</b>     | Completely                                     | <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>    | Natural Gas                                    | <b>Property Disc:</b>   | Yes  |
| <b>Outdoor Area:</b>    | Balcny(s) Patio(s) Dck(s),Fenced Yard,Patio(s) | <b>PAD Rental:</b>      |  |
| <b>Type of Roof:</b>    | Asphalt  | <b>Fixtures Leased:</b> | No   |
| <b>Floor Finish:</b>    |  | <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,Septic,Water  |
| <b>Legal:</b>              | LOT 164, PLAN NWP41331, PART NE1/4, SECTION 27, TOWNSHIP 7, LD 36               |
| <b>Amenities:</b>          | Pool; Outdoor   |
| <b>Site Influences:</b>    | Private Yard,Recreation Nearby,Shopping Nearby                                  |
| <b>Features:</b>           | Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Security System,Swimming Pool Equip. |
| <b>Bylaw Restrict:</b>     |   |
| <b>Listing Broker(s):</b>  | Greyfriars Realty Ltd., Greyfriars Realty Ltd.                                  |

| Floor | Type            | Dimensions  | Floor | Type    | Dimensions |
|-------|-----------------|-------------|-------|---------|------------|
| Main  | Living Room     | 18'6 x 13'9 | Below | Bedroom | 11' x 24'  |
| Main  | Dining Room     | 11' x 10'   | Below | Foyer   | 9' x 10'   |
| Main  | Kitchen         | 11' x 14'4  | Below | Kitchen | 9' x 9'    |
| Main  | Primary Bedroom | 11'9 x 11'7 |       |         |            |
| Main  | Bedroom         | 10' x 10'   |       |         |            |
| Main  | Bedroom         | 10' x 9'8   |       |         |            |
| Below | Living Room     | 14' x 18'   |       |         |            |

|                                |            |                           |                    |                       |                    |                 |
|--------------------------------|------------|---------------------------|--------------------|-----------------------|--------------------|-----------------|
| <b>Finished Floor (Main):</b>  | 1,150 sqft | <b># Of Rooms:</b>        | 10                 | <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> | 1,020 sqft | <b># Of Levels:</b>       | 2                  | Main                  | 3                  | Yes             |
| <b>Finished Floor (Bsmt):</b>  | 0 sqft     | <b>Suite:</b>             | Unauthorized Suite | Below                 | 3                  | No              |
| <b>Finished Floor (Total):</b> | 2,170 sqft | <b>Crawl/Bsmt Height:</b> |                    |                       |                    |                 |
| <b>Unfinished Floor:</b>       | 0 sqft     | <b>Basement:</b>          | None               |                       |                    |                 |
| <b>Grand Total:</b>            | 2,170 sqft | <b>Beds In Bsmt:</b>      | 0 / 4              |                       |                    |                 |
|                                |            | <b># Of Pets:</b>         |                    |                       |                    |                 |

Meticulously cared for and completely renovated home on over a 1/4 acre lot in Brookwood is now looking for its new owners. Tasteful Upgrades and Open Concept living have this home showing beautifully. Patio doors open onto spacious deck overlooking a manicured backyard with inground sprinklers and an inground Pool (New Liner). Main floor has three bedrooms up and a 1 bedroom mortgage helper below with insuite laundry. New Roof, furnace, Air conditioning, Stainless Steel appliances, the honey to do list is complete. Two car garage, large driveway and side yard access for RV . All you need to do is move in. Open house Sunday July 7 1-3pm