

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2024
Frontage (ft):	80.00	Bathrooms:	2	Age:	0
Lot Area: (sq.ft.)	4,218.00	Full Baths:	2	Zoning:	RS-1
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,120.00
Rear Yard Exp:				For Tax Year:	2024
View:	Yes			P.I.D.:	700-013-871

Style of Home:	Rancher/Bungalow	Parking:	Total: 4 - Covered: 2
Construction:	Concrete,Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Wood	Distance to:	
Water Supply:	Other-Licensed	Title to Land:	Leasehold prepaid-NonStrata
Fuel/Heating:	Electric,Wood	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Metal	Fixtures Leased:	No
Floor Finish:	Laminate	Fixtures Rmvd:	No

View:	Yes : MOUNTAINS
Mgmt. Company:	
Complex / Subdiv:	SUNSHINE VALLEY GROVE
Services Connected:	Community,Electricity,Water
Legal:	LEASE PART 014-549-743 LEGAL SUBDIVISION 7 SECTION 12 TOWNSHIP 4 RANGE 25 WEST OF THE 6TH MERIDIAN YALE DIVISION YALE DISTRICT EXCEPT PART IN GREEN ON PLAN H145
Amenities:	Air Cond./Central,Pool; Indoor,Pool; Outdoor,Swirlpool/Hot Tub
Site Influences:	Golf Course Nearby,Recreation Nearby,Ski Hill Nearby
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	RE/MAX Aldercenter Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'0 x 13'6			
Main	Kitchen	8'1 x 9'6			
Main	Nook	10'2 x 9'6			
Main	Primary Bedroom	11'0 x 13'6			
Main	Bedroom	11' x 9'			
Main	Den	8' x 9'			

Finished Floor (Main):	1,035 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,035 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,035 sqft	Beds In Bsmt:	0 / 2			
		# Of Pets:				

UNOBSTRUCTED VIEWS! This thoughtfully designed 1035 sq ft home features 2 bedrooms, 2 bathrooms, and a den. Built by English Willow C.C., it sits on the edge of trails and a future lake, ensuring no houses block your views. The home boasts gorgeous vaulted ceilings with exposed beams, warm color tones, and a cozy fireplace. Enjoy abundant activities like ATV riding, fishing, snowmobiling, and access to indoor/outdoor pools, pickleball, and tennis courts. Nearby, you can go downhill skiing at Manning Park or golf at Hope Golf Course. Live year-round in this picturesque setting or use it as an Airbnb for additional cash flow.