

<b>Depth/Size (ft):</b>	60	<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2024
<b>Frontage (ft):</b>	72.00	<b>Bathrooms:</b>	2	<b>Age:</b>	0
<b>Lot Area: (sq.ft.)</b>	4,320.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	RS-1
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$1,120.00
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2024
<b>View:</b>	Yes			<b>P.I.D.:</b>	700-013-872

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

<b>View:</b>	Yes : MOUNTAINS
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	SUNSHINE VALLEY GROVE
<b>Services Connected:</b>	Electricity,Septic
<b>Legal:</b>	LEASE PART 014-549-743 LEGAL SUBDIVISION 7 SECTION 12 TOWNSHIP 4 RANGE 25 WEST OF THE 6THMERIDIAN YALE DIVISION YALE DISTRICT EXCEPT PART IN GREEN ON PLAN H145 PART SHOWN AS HG188B IN PLAN EPP116228
<b>Amenities:</b>	Air Cond./Central,Playground,Pool; Indoor,Pool; Outdoor,Recreation Center,Swirlpool/Hot Tub,Tennis Court(s)
<b>Site Influences:</b>	Gated Complex,Golf Course Nearby,Greenbelt,Recreation Nearby,Ski Hill Nearby,Waterfront Property
<b>Features:</b>	Air Conditioning,ClothWsh/Dryr/Frdg/Stve/DW,Free Stand F/P or Wdstove,Garage Door Opener
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	RE/MAX Aldercenter Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'8 x 10'10			
Main	Kitchen	15'1 x 12'1			
Main	Primary Bedroom	11'3 x 11'4			
Main	Bedroom	10'10 x 10'6			
Main	Den	11'2 x 10'4			

<b>Finished Floor (Main):</b>	1,139 sqft	<b># Of Rooms:</b>	5	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	3	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	3	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	1,139 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	1,139 sqft	<b>Beds In Bsmt:</b>	0 / 2			
		<b># Of Pets:</b>				

THE PERFECT BLEND 1139 sq ft, 2-bedroom plus den home, stunningly built by English Willow C.C. This corner unit features wrap-around windows and open-concept living. Cook Sunday brunches with the Chic-Choc, which can also heat the entire home. This is the only unit with a roof sundeck option, offering more unobstructed views. Enjoy trails and a future lake right outside your door. Endless outdoor activities: ATV riding, fishing, snowmobiling, plus indoor/outdoor pool, pickleball, and tennis. Neighboring both Manning Park and Hope Golf Course. Perfect for Airbnb or year-round living in your new home!