

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2024
<b>Frontage (ft):</b>	80.00	<b>Bathrooms:</b>	2	<b>Age:</b>	0
<b>Lot Area: (sq.ft.)</b>	4,800.00	<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>	700-013-870

<b>Style of Home:</b>	Rancher/Bungalow	<b>Parking:</b>	Total: 4 - Covered: 2
<b>Construction:</b>	Concrete,Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Fibre Cement Board	<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>	
<b>Services Connected:</b>	Community,Electricity,Water
<b>Legal:</b>	LEASE PART 014-549-611 LEGAL SUBDIVISION 2 SECTION 12 TOWNSHIP 4 RANGE 25 WEST OF THE 6TH MERIDIAN YALE DIVISION YALE DISTRICT EXCEPT PLAN 22237 AND H18302
<b>Amenities:</b>	Playground,Pool; Indoor,Pool; Outdoor,Recreation Center,Swirlpool/Hot Tub,Tennis Court(s)
<b>Site Influences:</b>	Gated Complex,Golf Course Nearby,Ski Hill Nearby,Waterfront Property
<b>Features:</b>	Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW
<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	13'3 x 16'6			
Main	Kitchen	11'0 x 9'6			
Main	Nook	10'3 x 9'6			
Main	Bedroom	18'1 x 9'0			
Main	Bedroom	13'3 x 10'0			
Main	Den	12'10 x 10'0			

<b>Finished Floor (Main):</b>	1,239 sqft	<b># Of Rooms:</b>	6	<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>	1,239 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	1,239 sqft	<b>Beds In Bsmt:</b>	0 / 2			
		<b># Of Pets:</b>				

EUROPEAN BUILT! Live in this 1,566 sq ft home, including the garage, built by English Willow C.C., surrounded by the Cascade Mountains. Step into a piano key color design with an open-concept kitchen, dining, and living area. High ceilings and large windows provide ample natural light, complemented by a cozy fireplace. This 2-bed, 2-bath home also features a den that can be converted into a third room. The spacious primary bedroom includes an ensuite, adding to the home's luxury. Enjoy activities like hiking, ATV riding, fishing, snowmobiling, swimming, tennis, pickleball, golfing, and skiing. Alternatively, relax in this exquisite home with a book. Airbnb capabilities included.