

<b>Depth/Size (ft):</b>	115	<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	2004
<b>Frontage (ft):</b>	36.70	<b>Bathrooms:</b>	4	<b>Age:</b>	20
<b>Lot Area: (sq.ft.)</b>	4,220.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	RS6
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$4,521.46
<b>Rear Yard Exp:</b>	North			<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	025-772-741

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 3 - Covered: 2
<b>Construction:</b>	Log	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Vinyl,Wood	<b>Parking Access:</b>	Lane
<b>Foundation:</b>		<b>Parking:</b>	DetachedGrge/Carport,Open,RV Parking Avail.
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s),Fenced Yard	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Mountains
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	AUGUSTON
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	PL BCP7818 LT 146 LD 36 SEC 31 TWP 19 PART S 1/2 OF NW 1/4.
<b>Amenities:</b>	
<b>Site Influences:</b>	Golf Course Nearby,Lane Access
<b>Features:</b>	Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Hot Tub Spa/Swirlpool,Security System,Sprinkler - Fire,Wine Cooler
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Vybe Realty, Vybe Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 17'	Bsmt	Bedroom	13' x 12'
Main	Kitchen	11' x 12'8"	Bsmt	Bedroom	13' x 12'
Main	Dining Room	10' x 12'8"	Bsmt	Recreation Room	12'8" x 18'6"
Main	Office	10' x 7'8"			
Above	Primary Bedroom	12'8" x 15'2"			
Above	Bedroom	12' x 13'6"			
Above	Bedroom	12'8" x 13'3"			

<b>Finished Floor (Main):</b>	923 sqft	<b># Of Rooms:</b>	10	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	923 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3	Above	4	Yes
<b>Finished Floor (Bsmt):</b>	860 sqft	<b>Suite:</b>	None	Above	4	No
<b>Finished Floor (Total):</b>	2,706 sqft	<b>Crawl/Bsmt Height:</b>		Bsmt	3	No
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Fully Finished,Separate Entry			
<b>Grand Total:</b>	2,706 sqft	<b>Beds In Bsmt:</b>	2 / 5			
		<b># Of Pets:</b>				

Prepare to be captivated by this highly sought-after Auguston gem! Every detail has been meticulously attended to, offering you unparalleled comfort and convenience. Imagine ample storage with clever baseboard drawers, a custom-built kitchen, a brand new roof, furnace, and tankless Navien hot water system, all ensuring your home runs smoothly. Enjoy a maintenance-free, fully fenced backyard, A/C, new gutters, and energy-efficient LED lighting throughout. Ideally located across from highly ranked Auguston Traditional Elementary, this home boasts parking for 3 vehicles, 50 amp service to the garage, a luxurious jacuzzi, and an extended deck, perfect for entertaining and creating cherished family memories. This is the home you've been dreaming of—don't miss your chance to view it today!