

Depth/Size (ft):	89	Bedrooms:	5	Approx. Year Built:	2009
Frontage (ft):	53.00	Bathrooms:	3	Age:	15
Lot Area: (sq.ft.)	4,717.00	Full Baths:	3	Zoning:	RS-2
Flood Plain:		Half Baths:	0	Gross Taxes:	\$4,113.43
Rear Yard Exp:	East			For Tax Year:	2023
View:	No			P.I.D.:	027-846-725

Style of Home:	Basement Entry	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stone,Vinyl	Parking Access:	
Foundation:		Parking:	Add. Parking Avail.,Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	Community	Title to Land:	Freehold NonStrata
Fuel/Heating:	Baseboard,Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	NOTTMAN ESTATES
Services Connected:	Community
Legal:	PL BCP 40247 LT 21 LD 36 SEC 28 TWP 17
Amenities:	Air Cond./Central
Site Influences:	Greenbelt
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Royal LePage Preferred Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'8 x 13'0	Bsmt	Foyer	7'4 x 7'11
Main	Dining Room	15'2 x 10'0	Bsmt	Office	13'4 x 10'10
Main	Kitchen	16'5 x 10'10	Bsmt	Laundry	13'4 x 5'8
Main	Primary Bedroom	12'2 x 11'6	Bsmt	Recreation Room	13'0 x 27'3
Main	Walk-In Closet	8'0 x 7'11	Bsmt	Bedroom	10'0 x 12'0
Main	Bedroom	11'0 x 10'9	Bsmt	Bedroom	11'2 x 11'4
Main	Bedroom	11'0 x 11'2			

Finished Floor (Main):	1,572 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	1,267 sqft	# Of Levels:	2	Main	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None	Bsmt	4	No
Finished Floor (Total):	2,839 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	2,839 sqft	Beds In Bsmt:	2 / 5			
		# Of Pets:				

Stunning 5 bedroom, 3 bathroom home boasts over 2800sqft of living space. Upon entry from the front veranda, you are greeted with a spacious entrance with a dedicated office to the right. Upstairs the open floorplan is perfect for entertaining, with the kitchen and living area flowing together seamlessly. This beautifully maintained home feature 3 bedrooms up, with the primary featuring a large walk-in closet and full ensuite. The fully finished basement has 2 additional bedrooms, a large rec-room and is roughed in for your ideas. Nestled on a greenbelt this home has added privacy and a picturesque setting. The central AC makes for comfort on those warm summer days. Pride of ownership is on display here.