

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	9999
Frontage (ft):	67.00	Bathrooms:	2	Age:	999
Lot Area: (sq.ft.)	3,833.00	Full Baths:	1	Zoning:	R2
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$2,828.00
Rear Yard Exp:				For Tax Year:	2020
View:	Yes			P.I.D.:	700-003-302

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 4 - Covered: 0
Construction:	Frame - Wood	Covered Parking:	0
Exterior:	Other,Stucco	Parking Access:	Front,Side
Foundation:		Parking:	Open
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Wood	Distance to:	
Water Supply:	Community	Title to Land:	Leasehold not prepaid-NonStrata
Fuel/Heating:	Electric,Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Other	Fixtures Rmvd:	No

View:	Yes : Park and Lake
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	CULTUS LAKE PARK LEASE LOT 374 LD 36
Amenities:	None
Site Influences:	Golf Course Nearby,Lane Access,Marina Nearby,Recreation Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Royal LePage Brent Roberts Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'2 x 6'3	Above	Bedroom	13'5 x 12'6
Main	Living Room	10'11 x 7'7	Above	Bedroom	9'3 x 12'1
Main	Dining Room	8'9 x 13'11	Above	Playroom	10'8 x 5'10
Main	Eating Area	7'10 x 12'8	Bsmt	Storage	19'7 x 13'2
Main	Kitchen	10'6 x 7'0	Main	Patio	19'8 x 16'6
Main	Bedroom	10'10 x 10'7			
Main	Bedroom	7'11 x 6'5			

Finished Floor (Main):	958 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	529 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Main	2	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,487 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	281 sqft	Basement:	Unfinished			
Grand Total:	1,768 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Amazing opportunity to own at Cultus Lake! This property has SHORT TERM RENTAL APPROVAL!! This charming cottage style home has 1,487 sq ft of finished living space, an unfinished basement (ready for your ideas) adds another 281 sq ft and a 340 sqft patio bringing you ample outdoor living space as well. This 4bd, 2bth, family cottage - can sleep 12! One minute walk down to the beach! Live here now or hold this property and BUILD your future DREAM home on this large 67'x60' lot. Discover what Living At The Lake can do for your peace of mind... and still so close to work.