

Depth/Size (ft):	121	Bedrooms:	6	Approx. Year Built:	2015
Frontage (ft):	49.00	Bathrooms:	6	Age:	9
Lot Area: (sq.ft.)	5,953.00	Full Baths:	4	Zoning:	RS3-A
Flood Plain:	No	Half Baths:	2	Gross Taxes:	\$6,513.13
Rear Yard Exp:				For Tax Year:	2024
View:	No			P.I.D.:	029-266-327

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Electric,Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Wall/Wall/Mixed,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	PL EPP34004 LT C LD 36 SEC 20 TWP 13.
Amenities:	Air Cond./Central,In Suite Laundry,Workshop Detached
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Microwave,Security System,Storage Shed
Bylaw Restrict:	
Listing Broker(s):	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Great Room	18'11 x 15'10	Above	Walk-In Closet	6'8 x 6'3	Bsmt	Kitchen	9'4 x 8'3
Main	Dining Room	16'2 x 11'0	Above	Bedroom	16'2 x 10'6	Bsmt	Bedroom	10'4 x 10'2
Main	Kitchen	16'2 x 9'0	Above	Bedroom	13'3 x 10'6	Bsmt	Bedroom	10'2 x 10'0
Main	Den	9'4 x 7'4	Above	Bedroom	11'6 x 10'6	Bsmt	Laundry	3'10 x 3'3
Main	Laundry	10'3 x 7'4	Main	Wok Kitchen	9'0 x 7'2			
Main	Foyer	12'6 x 5'6	Bsmt	Recreation Room	14'6 x 13'9			
Above	Primary Bedroom	18'1 x 16'2	Bsmt	Living Room	16'0 x 8'8			

Finished Floor (Main):	1,215 sqft	# Of Rooms:	18	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,397 sqft	# Of Kitchens:	3	Main	2	No
Finished Floor (Below):	1,274 sqft	# Of Levels:	3	Above	5	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite	Above	4	No
Finished Floor (Total):	3,886 sqft	Crawl/Bsmt Height:		Above	4	No
Unfinished Floor:	0 sqft	Basement:	Full	Bsmt	2	No
Grand Total:	3,886 sqft	Beds In Bsmt:	2 / 6	Bsmt	4	No
		# Of Pets:				

This is home you have been waiting for! Quality craftsmanship on a quiet street. Bright and modern main floor offers great room plan with BEAUTIFUL kitchen. Gourmet maple cabinetry, huge island, SS Appliances, quartz counters, separate SPICE KITCHEN equipped with appliances. Enjoy the spacious living room with gorgeous stone fireplace feature, coffered ceilings and plenty of light. The back offers a generous covered deck, fully fenced yard and fully wired workshop space. 4 bedrooms up, every bedroom with its own ensuite. Primary offering a spa like ensuite, vaulted ceilings and W/I Closet. Fully finished basement, offering a rec room, laundry, separate entrance and space for the in-laws! BONUS: Air conditioning, security system with cameras, 220 in garage for EV!