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|---------------------------|-----------|--------------------|--------|----------------------------|-------------|
| Depth/Size (ft): | 100 | Bedrooms: | 3 | Approx. Year Built: | 2017 |
| Frontage (ft): | 20.00 | Bathrooms: | 3 | Age: | 7 |
| Lot Area: (sq.ft.) | 2,029.00 | Full Baths: | 2 | Zoning: | N-32 |
| Flood Plain: | | Half Baths: | 1 | Gross Taxes: | \$3,574.00 |
| Rear Yard Exp: | Southwest | Maint. Fee: | 146.40 | For Tax Year: | 2024 |
| View: | | | | P.I.D.: | 029-640-792 |

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|-------------------------|--------------------------------|-------------------------|---|
| Style of Home: | 2 Storey w/Bsmt. | Parking: | Total: 4 - Covered: 2 |
| Construction: | Frame - Wood | Covered Parking: | 2 |
| Exterior: | Mixed | Parking Access: | Front,Rear |
| Foundation: | | Parking: | Add. Parking Avail.,Garage; Double,Open |
| Rain Screen: | | Locker: | No |
| Renovations: | | Units in Dev: | - Total Units in Strata: 53 |
| # of Fireplaces: | 1 - Fuel: Natural Gas | Distance to: | |
| Water Supply: | City/Municipal | Title to Land: | Freehold Strata |
| Fuel/Heating: | Forced Air,Natural Gas | Property Disc: | Yes |
| Outdoor Area: | Fenced Yard,Patio(s) & Deck(s) | PAD Rental: | |
| Type of Roof: | Asphalt | Fixtures Leased: | No |
| Floor Finish: | Mixed | Fixtures Rmvd: | No |

View:

Mgmt. Company: First Service Residential - 888-679-2500

Complex / Subdiv: SUNSPRING ESTATES

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

Legal: SL 12 SEC 35 TWP 16 NWD STRATA PLAN EPS2849

Amenities: Air Cond./Central,Garden,In Suite Laundry

Site Influences: Lane Access,Recreation Nearby,Shopping Nearby

Features: Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings

Bylaw Restrict: Pets Allowed w/Rest.,Rentals Allowed

Listing Broker(s): Royal LePage Little Oak Realty

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|-------------|-------|----------------|-------------|
| Main | Great Room | 19'9 x 12'4 | Above | Walk-In Closet | 4'10 x 4'7 |
| Main | Kitchen | 10'6 x 9'3 | Above | Bedroom | 10'6 x 10'4 |
| Main | Dining Room | 9'3 x 11'10 | Above | Bedroom | 10'7 x 9'6 |
| Main | Foyer | 7'1 x 7'3 | Below | Flex Room | 19'1 x 9'5 |
| Above | Primary Bedroom | 14'7 x 11'8 | | | |

| | | | | | | |
|--------------------------------|------------|-----------------------------------|--------------------------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 702 sqft | # Of Rooms: | 9 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 733 sqft | # Of Kitchens: | 1 | Main | 2 | No |
| Finished Floor (Below): | 0 sqft | # Of Levels: | 3 | Above | 3 | Yes |
| Finished Floor (Bsmnt): | 302 sqft | Crawl/Bsmnt Height: | | Above | 4 | No |
| Finished Floor (Total): | 1,737 sqft | Basement: | Fully Finished,Part | | | |
| Unfinished Floor: | 0 sqft | # or % of Rentals Allowed: | 100 | | | |
| Grand Total: | 1,737 sqft | # Of Pets: | 2 - Cats: Yes, Dogs: Yes | | | |

A very popular East Abby location! Provides a safe walk to great schools & parks. This Detached house has Very Low bare land strata fees (\$146/mo). A terrific layout with modern amenities & finishing. Ample parking (4) for your full sized vehicles plus street parking at Main Floor entrance. Tall windows provide loads of natural light in the Open concept Great Room. Gorgeous cabinetry, lighting & flooring. The basement Flex Room may be utilized for an Office, Gym or Teens hangout. Best price in this desirable complex, Don't wait!