

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	2008
<b>Frontage (ft):</b>	40.00	<b>Bathrooms:</b>	4	<b>Age:</b>	16
<b>Lot Area: (sq.ft.)</b>	3,773.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	SFD
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$5,581.02
<b>Rear Yard Exp:</b>	North			<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	026-504-758

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 4 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Stone,Vinyl,Wood	<b>Parking Access:</b>	Rear
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,Garage; Double,RV Parking Avail.
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - 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>	Balcony(s),Fenced Yard,Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Tile,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	BLUE PINE RIDGE
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	PL BCP20976 LT 4 LD 36 SEC 15 TWP 8
<b>Amenities:</b>	In Suite Laundry
<b>Site Influences:</b>	Central Location,Recreation Nearby,Shopping Nearby
<b>Features:</b>	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Microwave,Security System,Sprinkler - Inground,Vacuum - Built In,Vaulted Ceiling,Wine Cooler
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Sutton Premier Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Great Room	15' x 17'10	Above	Walk-In Closet	7'1 x 6'4	Bsmt	Bedroom	15'10 x 8'11
Main	Dining Room	14'3 x 8'10	Above	Bedroom	14'2 x 9'5			
Main	Kitchen	14'3 x 15'3	Above	Bedroom	13'11 x 9'			
Main	Den	10'9 x 11'10	Above	Bedroom	10'10 x 12'			
Main	Foyer	5'4 x 5'5	Bsmt	Recreation Room	14'2 x 17'4			
Main	Laundry	6'1 x 10'7	Bsmt	Kitchen	13'1 x 14'2			
Above	Primary Bedroom	18'7 x 12'4	Bsmt	Eating Area	11'3 x 9'1			

<b>Finished Floor (Main):</b>	1,183 sqft	<b># Of Rooms:</b>	15	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,128 sqft	<b># Of Kitchens:</b>	2	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3	Above	4	No
<b>Finished Floor (Bsmt):</b>	1,163 sqft	<b>Suite:</b>	Unauthorized Suite	Above	5	Yes
<b>Finished Floor (Total):</b>	3,474 sqft	<b>Crawl/Bsmt Height:</b>		Bsmt	4	No
<b>Unfinished Floor:</b>	0 sqft					
<b>Grand Total:</b>	3,474 sqft	<b>Basement:</b>	Full,Fully Finished,Separate Entry			
		<b>Beds In Bsmt:</b>	1 / 5			
		<b># Of Pets:</b>				

Clayton's Finest! This stunning home boasts vaulted great room & gourmet kitchen with high end appliances including gas range with handy pot filler, elegant white soft close cabinets, quartz counter tops & massive island with eating bar plus coffee/wet bar with wine fridge. Massive primary bedroom has large walk in closet & spa like ensuite with deep soaker tub, separate shower & raised twin sinks. Fully finished basement has huge rec room & classy kitchen with underlit walnut cabinets, granite countertops, S/S fridge with water & ice plus ceramic top stove. Back yard oasis complete with gas fireplace & seating area with fire pit, heater & TV is perfect for entertaining. Central air conditioning, RV Parking & too many upgrades to mention. This opulent home definitely ticks all the boxes!