

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1993
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	31
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	RM30
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$3,318.00
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	437.50	<b>For Tax Year:</b>	2024
<b>View:</b>	Yes			<b>P.I.D.:</b>	018-286-488

<b>Style of Home:</b>	Rancher/Bungalow w/Bsmt.	<b>Parking:</b>	Total: 3 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Gas - Natural	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Landscaped Grounds
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	South Point Ridge
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer
<b>Legal:</b>	LT18 LD36 SEC19 TWP16 LMS00902
<b>Amenities:</b>	In Suite Laundry,Storage
<b>Site Influences:</b>	Central Location,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Vacuum - Built In
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.
<b>Listing Broker(s):</b>	Lighthouse Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'11 x 21'7	Bsmt	Recreation Room	12'8 x 35'8
Main	Family Room	8'10 x 13'4	Bsmt	Bedroom	8'6 x 14'6
Main	Kitchen	10'7 x 7'6	Bsmt	Bedroom	8'4 x 14'4
Main	Dining Room	10'3 x 9'1	Bsmt	Walk-In Closet	4'11 x 5'4
Main	Primary Bedroom	10'9 x 14'7	Bsmt	Storage	19'7 x 13'3
Main	Foyer	3'11 x 4'3			
Main	Laundry	5'6 x 5'9			

<b>Finished Floor (Main):</b>	1,228 sqft	<b># Of Rooms:</b>	12	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Main	2	No
<b>Finished Floor (Bsmt):</b>	1,186 sqft	<b>Suite:</b>	None	Bsmt	4	No
<b>Finished Floor (Total):</b>	2,414 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full,Separate Entry			
<b>Grand Total:</b>	2,414 sqft	<b>Beds In Bsmt:</b>	2 / 3			
		<b># Of Pets:</b>	Cats: Yes, Dogs: Yes			

Southpoint Ridge. This 3 bed, 3 bath home has been very well cared for and features new carpet and flooring on the main level. Enjoy coffee on the upper deck, or use the covered patio off of the massive rec room in the daylight basement. Double car garage, gas fireplace, jetted tub and a large storage room round out this spacious home.