

<b>Depth/Size (ft):</b>	90	<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1989
<b>Frontage (ft):</b>	81.00	<b>Bathrooms:</b>	2	<b>Age:</b>	35
<b>Lot Area: (sq.ft.)</b>	7,288.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	SFD-1
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$5,617.40
<b>Rear Yard Exp:</b>	East			<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	009-075-933

<b>Style of Home:</b>	Rancher/Bungalow	<b>Parking:</b>	Total: 4 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Brick,Stucco	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>	No	<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Electric,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>	Fenced Yard,Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Fibreglass	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Tile,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	NEWLANDS
<b>Services Connected:</b>	Natural Gas,Sanitary Sewer,Storm Sewer
<b>Legal:</b>	LOT # 59, DIST LOT 312, GROUP 2, NWD PLAN 76318
<b>Amenities:</b>	
<b>Site Influences:</b>	Central Location,Golf Course Nearby,Private Yard,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Smoke Alarm,Storage Shed,Vaulted Ceiling
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	13'6 x 9'8	Main	Foyer	7' x 5'7
Main	Dining Room	12'11 x 9'11	Main	Living Room	17'3 x 12'1
Main	Family Room	15' x 11'9	Main	Walk-In Closet	7'9 x 4'1
Main	Primary Bedroom	14'11 x 12'1			
Main	Bedroom	12'1 x 10'2			
Main	Bedroom	11' x 7'5			
Main	Laundry	5'6 x 7'5			

<b>Finished Floor (Main):</b>	1,584 sqft	<b># Of Rooms:</b>	10	<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	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	3	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	1,584 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Crawl,None			
<b>Grand Total:</b>	1,584 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>				

NEWLANDS RANCHER- LOVELY NEIGHBORHOOD CLOSE TO GOLF, PARKS, SHOPS & TRANSIT. Open Foyer w/skylight creates a bright welcome into formal Dining area & sunken living room with Vaulted ceiling & gas fireplace. Family room opens onto private backyard w/storage shed. Primary bedroom features walk in closet & 3 pc Ensuite (shower) PLUS room for a King-size bed. Main Bath was reno'd to allow for double sinks & luxurious corner soaker tub. Updates include lighting, tasteful paint colors, blinds, roof, etc. Full laundry rm w/SXS washer/dryer. Double garage PLUS lots of driveway space for visiting cars. Walk to Newlands Golf Course & restaurant! Private, Quiet, & enjoyed by current owner for almost 25 years. O/H SUNDAY SEPT. 15, 12:30-2PM