

|                           |          |                    |   |                            |             |
|---------------------------|----------|--------------------|---|----------------------------|-------------|
| <b>Depth/Size (ft):</b>   | 119      | <b>Bedrooms:</b>   | 3 | <b>Approx. Year Built:</b> | 1987        |
| <b>Frontage (ft):</b>     | 60.00    | <b>Bathrooms:</b>  | 2 | <b>Age:</b>                | 37          |
| <b>Lot Area: (sq.ft.)</b> | 7,140.00 | <b>Full Baths:</b> | 2 | <b>Zoning:</b>             | RS1         |
| <b>Flood Plain:</b>       |          | <b>Half Baths:</b> | 0 | <b>Gross Taxes:</b>        | \$4,583.57  |
| <b>Rear Yard Exp:</b>     | North    |                    |   | <b>For Tax Year:</b>       | 2024        |
| <b>View:</b>              |          |                    |   | <b>P.I.D.:</b>             | 005-847-877 |

|                         |                           |                         |                       |
|-------------------------|---------------------------|-------------------------|-----------------------|
| <b>Style of Home:</b>   | 1 Storey,Rancher/Bungalow | <b>Parking:</b>         | Total: 4 - Covered: 2 |
| <b>Construction:</b>    | Frame - Wood              | <b>Covered Parking:</b> | 2                     |
| <b>Exterior:</b>        | Vinyl                     | <b>Parking Access:</b>  | Rear                  |
| <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: 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                | <b>Property Disc:</b>   | No                    |
| <b>Outdoor Area:</b>    | Fenced Yard,Patio(s)      | <b>PAD Rental:</b>      |                       |
| <b>Type of Roof:</b>    | Asphalt                   | <b>Fixtures Leased:</b> | No                    |
| <b>Floor Finish:</b>    | Wall/Wall/Mixed           | <b>Fixtures Rmvd:</b>   | No                    |

**View:**

**Mgmt. Company:**

**Complex / Subdiv:**

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

**Legal:** LOT 22,SEC32,B5N,R1W,PLAN73389

**Amenities:**

**Site Influences:** Private Yard,Shopping Nearby

**Features:** Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Storage Shed

**Bylaw Restrict:**

**Listing Broker(s):** RE/MAX Treeland Realty

| Floor | Type            | Dimensions   | Floor | Type  | Dimensions  |
|-------|-----------------|--------------|-------|-------|-------------|
| Main  | Kitchen         | 12'6 x 10'11 | Main  | Patio | 20'6 x 20'2 |
| Main  | Laundry         | 8'8 x 8'11   |       |       |             |
| Main  | Dining Room     | 13'4 x 7'1   |       |       |             |
| Main  | Living Room     | 12'1 x 17'5  |       |       |             |
| Main  | Bedroom         | 9'2 x 12'1   |       |       |             |
| Main  | Bedroom         | 10'1 x 11'3  |       |       |             |
| Main  | Primary Bedroom | 12'3 x 13'11 |       |       |             |

|                                |            |                           |       |                       |                    |                 |
|--------------------------------|------------|---------------------------|-------|-----------------------|--------------------|-----------------|
| <b>Finished Floor (Main):</b>  | 1,348 sqft | <b># Of Rooms:</b>        | 8     | <b>Bathroom Floor</b> | <b># of Pieces</b> | <b>Ensuite?</b> |
| <b>Finished Floor (Above):</b> | 0 sqft     | <b># Of Kitchens:</b>     | 1     | Main                  | 3                  | 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> | 1,348 sqft | <b>Crawl/Bsmt Height:</b> |       |                       |                    |                 |
| <b>Unfinished Floor:</b>       | 0 sqft     | <b>Basement:</b>          | None  |                       |                    |                 |
| <b>Grand Total:</b>            | 1,348 sqft | <b>Beds In Bsmt:</b>      | 0 / 3 |                       |                    |                 |
|                                |            | <b># Of Pets:</b>         |       |                       |                    |                 |

1st time on the market. Original owner. Easy living all on one floor. Nice size lot with private yard. Home has been well cared for. New carpet throughout and new blinds in the living room and has air conditioning. Close to shopping, Hwy 1 and all amenities. Come bring your ideas or a great lot to build on. Book your appointment today!