

Depth/Size (ft):	100	Bedrooms:	4	Approx. Year Built:	2016
Frontage (ft):	59.00	Bathrooms:	3	Age:	8
Lot Area: (sq.ft.)	5,900.00	Full Baths:	3	Zoning:	RS3
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$6,840.58
Rear Yard Exp:	No			For Tax Year:	2024
View:	No			P.I.D.:	018-627-137

Style of Home:	Rancher/Bungalow w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Stone,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	Stoney Creek
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Septic,Storm Sewer,Water
Legal:	PL LMP14599 LT 54 DL 205 LD 36
Amenities:	Air Cond./Central
Site Influences:	Central Location,Paved Road
Features:	Air Conditioning,CltH/Wsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Security System,Smoke Alarm,Vacuum - Roughed In,Vaulted Ceiling
Bylaw Restrict:	
Listing Broker(s):	Royal LePage Preferred Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Great Room	20' x 17'	Main	Laundry	9'9 x 8'7	Bsmt	Bedroom	15'3 x 11'1
Main	Kitchen	13' x 11'3	Main	Pantry	3'10 x 3'3	Bsmt	Storage	15'3 x 11'1
Main	Eating Area	13'4 x 10'7	Bsmt	Recreation Room	30'4 x 25'7	Bsmt	Gym	22' x 21'9
Main	Primary Bedroom	15'6 x 13'	Bsmt	Bedroom	26'5 x 15'0			
Main	Walk-In Closet	13'6 x 5'						
Main	Bedroom	13' x 11'8						
Main	Foyer	11'5 x 7'6						

Finished Floor (Main):	1,856 sqft	# Of Rooms:	14	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	1,825 sqft	# Of Levels:	2	Main	5	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Bsmt	4	No
Finished Floor (Total):	3,681 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full			
Grand Total:	3,681 sqft	Beds In Bsmt:	2 / 4			
		# Of Pets:				

Situated in the highly sought-after Stoney Creek area, this centrally located Craftsman Rancher was built by Ratzlaff Dev. Inc. This home offers a perfect blend of style and functionality. The main floor boasts 10-ft ceilings, lg great room, and a spacious kitchen. The primary suite has a generously sized ensuite featuring a lg soaker tub, dble shower, dual sinks, quartz countertops, heated floors, and a walk-in closet. The full daylight bsmt, with 9-ft ceilings and lg windows, is fully finished, + a bunker. There are 2 enormous bdrms and a shared bath. Practice your game at the golf simulator. Outside, the beautifully landscaped backyard includes a putting green for your enjoyment and entertainment or sit on your huge covered patio deck & relax. Schools and parks within walking distance.