

<b>Depth/Size (ft):</b>	115	<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	2024
<b>Frontage (ft):</b>	75.00	<b>Bathrooms:</b>	3	<b>Age:</b>	0
<b>Lot Area: (sq.ft.)</b>	8,625.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	RS-1
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$1,966.79
<b>Rear Yard Exp:</b>	Southeast			<b>For Tax Year:</b>	2024
<b>View:</b>	Yes			<b>P.I.D.:</b>	008-433-640

<b>Style of Home:</b>	2 Storey,Basement Entry	<b>Parking:</b>	Total: 8 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Fibre Cement Board	<b>Parking Access:</b>	Front
<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,Natural Gas	<b>Property Disc:</b>	No
<b>Outdoor Area:</b>	Patio(s),Sundeck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Mountains
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Water
<b>Legal:</b>	LOT 18, PLAN KAP17250, DISTRICT LOT 14, YALE DIV OF YALE LAND DISTRICT
<b>Amenities:</b>	Air Cond./Central,In Suite Laundry
<b>Site Influences:</b>	Golf Course Nearby,Lane Access,Recreation Nearby,Shopping Nearby
<b>Features:</b>	Air Conditioning,Clothes Washer/Dryer,Dishwasher,Garage Door Opener,Microwave,Refrigerator,Stove,Vacuum - Built In,Windows - Thermo
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	RE/MAX Truepeak Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	23'10 x 15'1	Bsmt	Recreation Room	14'10 x 13'10	Bsmt	Foyer	5'4 x 5'0
Main	Dining Room	14'2 x 9'10	Bsmt	Kitchen	9'9 x 7'0			
Main	Kitchen	13'9 x 11'6	Bsmt	Bedroom	13'3 x 10'6			
Main	Primary Bedroom	13'8 x 12'1	Bsmt	Bedroom	15'1 x 10'5			
Main	Walk-In Closet	9'6 x 5'0	Bsmt	Laundry	10'0 x 6'2			
Main	Bedroom	12'9 x 10'5	Bsmt	Laundry	3'0 x 3'0			
Main	Bedroom	15'2 x 10'5	Bsmt	Walk-In Closet	5'6 x 4'11			

<b>Finished Floor (Main):</b>	1,633 sqft	<b># Of Rooms:</b>	15	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	2	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Main	5	Yes
<b>Finished Floor (Bsmt):</b>	1,289 sqft	<b>Suite:</b>	Other	Bsmt	4	No
<b>Finished Floor (Total):</b>	2,922 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Fully Finished			
<b>Grand Total:</b>	2,922 sqft	<b>Beds In Bsmt:</b>	2 / 5			
		<b># Of Pets:</b>				

New 5 bed/3 bath family home in Hope.This beautiful well thought out design will meet all your family needs. The open concept living area is bright & spacious & has durable vinyl plank throughout. Several lg windows allow for an abundance of natural light as well as providing views of the mountains in every direction. The kitchen is functional as well as gorgeous with Quartz countertops, eating bar/Island & an abundance of cupboards/counter space. A lg covered deck off of the dining rm provides extra outdoor living space. The basement is set up to be easily turned into a one or two bed suite, including in-suite laundry or provide living space for the family. The home comes with A/C, hotwater on demand & H/E furnace. This home is situated on a lg lot & a public park across the lane.