

Depth/Size (ft):		Bedrooms:	5	Approx. Year Built:	2005
Frontage (ft):	44.00	Bathrooms:	4	Age:	19
Lot Area (sq.ft.):	4,973.00	Full Baths:	3	Zoning:	R-CL
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$6,973.00
Rear Yard Exp:	West			For Tax Year:	2024
View:	Yes			P.I.D.:	025-982-541

Style of Home:	3 Storey	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Electric,Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	No
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Mixed	Fixtures Rmvd:	No

View: Yes : Landscaped back yard

Mgmt. Company:

Complex / Subdiv:

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

Legal: PL BCP12127 LT 22 LD 36 SEC 15 TWP 8 PART NE 1/4.

Amenities: In Suite Laundry,Storage

Site Influences: Central Location,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict:

Listing Broker(s): Lighthouse Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	18'3 x 18'6	Above	Walk-In Closet	11'11 x 5'3	Bsmt	Dining Room	9'4 x 13'1
Main	Living Room	15'7 x 17'2	Above	Bedroom	12'7 x 11'4	Bsmt	Bedroom	10'3 x 10'5
Main	Dining Room	10'10 x 12'11	Above	Bedroom	12'9 x 11'5	Bsmt	Family Room	15'1 x 16'6
Main	Foyer	5'4 x 5'	Bsmt	Kitchen	8'2 x 15'2	Bsmt	Bedroom	8'11 x 10'4
Main	Office	9'11 x 10'10	Bsmt	Living Room	10'7 x 9'11			
Main	Laundry	14'1 x 7'5						
Above	Primary Bedroom	16'2 x 12'4						

Finished Floor (Main):	1,223 sqft	# Of Rooms:	16	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,007 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Bsmt	4	No
Finished Floor (Bsmt):	1,209 sqft	Suite:	Unauthorized Suite	Above	4	Yes
Finished Floor (Total):	3,439 sqft	Crawl/Bsmt Height:		Above	4	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry			
Grand Total:	3,439 sqft	Beds In Bsmt:	2 / 5			
		# Of Pets:				

Welcome to this 5 bedroom 4 bath home with room for the whole family. Inside you are greeted by an open concept great room with a vaulted ceiling two full storeys high! Huge chef's kitchen with a large sit-up island and tile flooring. This home has a flexible floorplan with a bonus room off the front door, large bedrooms upstairs as well as a basement holding two more bedrooms, 2 living rooms and a separate entrance. Spend some time in this gorgeous backyard with covered sundeck, paving stone patio, and a tiered lawn area with retaining wall. Easy access to schools, shopping, transit and hwy 1.