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|--------------------------|--------|--------------------|---|----------------------------|-------------|
| Depth/Size (ft): | 669 | Bedrooms: | 5 | Approx. Year Built: | 1972 |
| Frontage (ft): | 324.00 | Bathrooms: | 4 | Age: | 52 |
| Lot Area: (Acres) | 5.00 | Full Baths: | 3 | Zoning: | A1 |
| Flood Plain: | No | Half Baths: | 1 | Gross Taxes: | \$5,454.19 |
| Rear Yard Exp: | | | | For Tax Year: | 2024 |
| View: | Yes | | | P.I.D.: | 006-309-658 |

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|-------------------------|--|-------------------------|------------------------|
| Style of Home: | 2 Storey w/Bsmt.,Carriage/Coach House | Parking: | Total: 10 - Covered: 1 |
| Construction: | Frame - Wood | Covered Parking: | 1 |
| Exterior: | Wood | Parking Access: | Front |
| Foundation: | | Parking: | Garage; Single |
| Rain Screen: | | Locker: | |
| Renovations: | | Units in Dev: | |
| # of Fireplaces: | 2 - Fuel: Natural Gas | Distance to: | |
| Water Supply: | Well - Shallow | 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,Vinyl/Linoleum,Wall/Wall/Mixed | Fixtures Rmvd: | No |

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|----------------------------|---|
| View: | Yes : Ravine |
| Mgmt. Company: | |
| Complex / Subdiv: | |
| Services Connected: | Electricity,Natural Gas,Septic |
| Legal: | LT 7, SEC 36, TWP 13, NWD, PLAN 42040 |
| Amenities: | Storage |
| Site Influences: | Private Setting,Private Yard,Rural Setting,Treed |
| Features: | ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings |
| Bylaw Restrict: | |
| Listing Broker(s): | Royal LePage Little Oak Realty |

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------------|-------------|------------|--------------|-----------------|------------|--------------|-----------------|------------|
| Main | Living Room | 13'6 x 17' | Above | Primary Bedroom | 12' x 12'6 | Main | Living Room | 10' x 17' |
| Main | Dining Room | 12' x 10' | Above | Bedroom | 10' x 12' | Main | Eating Area | 10' x 9' |
| Main | Kitchen | 13' x 9' | Above | Bedroom | 12' x 9' | Main | Kitchen | 12' x 7'6 |
| Main | Den | 12'6 x 9'6 | Bsmt | Laundry | 10' x 11' | Main | Foyer | 10' x 8' |
| Main | Family Room | 16' x 11' | Bsmt | Storage | 8' x 12' | Above | Primary Bedroom | 7' x 18' |
| Main | Solarium | 11' x 12' | Bsmt | Bedroom | 18' x 9'6 | | | |
| Main | Foyer | 4' x 6' | | | | | | |

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|--------------------------------|------------|---------------------------|----------------------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 1,920 sqft | # Of Rooms: | 18 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 650 sqft | # Of Kitchens: | 2 | Main | 2 | No |
| Finished Floor (Below): | 0 sqft | # Of Levels: | 3 | Above | 4 | No |
| Finished Floor (Bsmt): | 500 sqft | Suite: | Unauthorized Suite | Bsmt | 3 | No |
| Finished Floor (Total): | 3,070 sqft | Crawl/Bsmt Height: | 3' | Main | 4 | No |
| Unfinished Floor: | 0 sqft | Basement: | Part,Partly Finished | | | |
| Grand Total: | 3,070 sqft | Beds In Bsmt: | 1 / 5 | | | |
| | | # Of Pets: | | | | |

Gardener's Paradise, West Coast contemporary set in a pristine park like setting, An abundance of entertaining possibilities on the many oversized patios. Gazebo with hot tub, Massive deck with the view of the property of the ravine, meadows and stream. Home is oozing with character, 2 loft beds in the upper bedrooms, vaulted ceiling, enjoy your morning coffee from the bright sunroom over looking the serene landscaping, 2 bay shop with workshop/storage attached and coach house on the upper level. 2 driveways with approximately 1/4 acre graveled parking area.