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|---------------------------|----------|--------------------|---|----------------------------|-------------|
| Depth/Size (ft): | 122.83 | Bedrooms: | 4 | Approx. Year Built: | 1961 |
| Frontage (ft): | 60.00 | Bathrooms: | 2 | Age: | 63 |
| Lot Area: (sq.ft.) | 7,386.00 | Full Baths: | 2 | Zoning: | R3 |
| Flood Plain: | | Half Baths: | 0 | Gross Taxes: | \$4,597.96 |
| Rear Yard Exp: | North | | | For Tax Year: | 2024 |
| View: | | | | P.I.D.: | 010-355-235 |

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|-------------------------|----------------------------|-------------------------|---|
| Style of Home: | Basement Entry,Split Entry | Parking: | Total: 10 - Covered: 2 |
| Construction: | Frame - Wood | Covered Parking: | 2 |
| Exterior: | Mixed,Stucco,Wood | Parking Access: | Lane |
| Foundation: | | Parking: | DetachedGrge/Carport,Open,RV Parking Avail. |
| Rain Screen: | | Locker: | |
| Renovations: | | Units in Dev: | |
| # of Fireplaces: | 2 - Fuel: Wood | 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: | Wall/Wall/Mixed | Fixtures Rmvd: | No |

View:

Mgmt. Company:

Complex / Subdiv:

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

Legal: PLAN NWP18328 LT 30 BLK U PART SE 1/4 SEC 18 RNG 1 LD 36

Amenities: None

Site Influences: Central Location,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Security System

Bylaw Restrict:

Listing Broker(s): Royal LePage - Wolstencroft

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|--------------|-------|-----------------|---------------|
| Main | Living Room | 15'7 x 13'1 | Bsmt | Recreation Room | 13'8 x 10'11 |
| Main | Dining Room | 10'3 x 9'11 | Bsmt | Den | 10'11 x 10'11 |
| Main | Kitchen | 10'10 x 9'11 | Bsmt | Family Room | 14'5 x 13'1 |
| Main | Primary Bedroom | 11'5 x 10'4 | Bsmt | Laundry | 8'4 x 5' |
| Main | Bedroom | 11'5 x 8'9 | | | |
| Main | Bedroom | 10'4 x 8'2 | | | |
| Bsmt | Primary Bedroom | 19'4 x 12'8 | | | |

| | | | | | | |
|--------------------------------|------------|---------------------------|---------------------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 1,053 sqft | # Of Rooms: | 11 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 0 sqft | # Of Kitchens: | 1 | Main | 4 | No |
| Finished Floor (Below): | 0 sqft | # Of Levels: | 2 | Bsmt | 3 | No |
| Finished Floor (Bsmt): | 1,053 sqft | Suite: | None | | | |
| Finished Floor (Total): | 2,106 sqft | Crawl/Bsmt Height: | | | | |
| Unfinished Floor: | 0 sqft | Basement: | Full,Fully Finished | | | |
| Grand Total: | 2,106 sqft | Beds In Bsmt: | 1 / 4 | | | |
| | | # Of Pets: | | | | |

Lovingly maintained and updated family home. Lovely and practical vinyl plank flooring through the main floor. A large living room with a wood burning fireplace open to your formal dining room. Gorgeous contemporary kitchen with quartz counters and a huge island with overhang. Three bedrooms upstairs. The basement offers many possibilities: a primary bedroom and huge walk-in closet or a large rec room and den. Another living / games room with a wood burning fireplace plus a huge utility room. Very easy to suite! A huge entertaining size deck. Updates include: Roof 2011, flooring 2021, kitchen 2009, high efficiency furnace & tankless hot water system 2017, vinyl windows 2008, perimeter drain 2008, leaf guard gutters 2022 and so much more. A detached garage plus loads of parking off the lane