

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1979
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	45
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	RM45
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$2,325.61
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	450.00	<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	001-627-368

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 2 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Carport; Single
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>		<b>Units in Dev:</b>	47 - Total Units in Strata: 47
<b># of Fireplaces:</b>	1 - Fuel: Gas - Natural	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	Homelife Advantage
<b>Complex / Subdiv:</b>	Brookside Terrace
<b>Services Connected:</b>	Electricity,Natural Gas,Water
<b>Legal:</b>	PL NWS1009, STRATA LT 6, LD 36, SEC 20, TWP 16, NWD TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
<b>Amenities:</b>	In Suite Laundry,Playground
<b>Site Influences:</b>	Central Location,Gated Complex,Private Setting,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.
<b>Listing Broker(s):</b>	RE/MAX Truepeak Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'5 x 19'4			
Main	Kitchen	13'6 x 9'5			
Main	Dining Room	10' x 9'			
Above	Primary Bedroom	15' x 14'			
Above	Bedroom	13'11 x 9'5			
Above	Bedroom	10'4 x 9'6			

<b>Finished Floor (Main):</b>	680 sqft	<b># Of Rooms:</b>	6	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	680 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Above	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>		Above	3	Yes
<b>Finished Floor (Total):</b>	1,360 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,360 sqft	<b># Of Pets:</b>	Cats: Yes, Dogs: Yes			

Welcome to Brookside Terrace! This charming 3-bedroom, 3-bathroom end-unit townhome is located in a secure, gated community. It features a spacious backyard, a cozy fireplace on the main floor, and two parking spaces (one covered). Conveniently close to all levels of schools, recreational facilities, restaurants and shopping. The property also offers access to a large playground for added family enjoyment. Lots of visitor parking. Open house Saturday & Sunday Nov. 30 & Dec. 1st from 2-4pm.