

Depth/Size (ft):	irreg	Bedrooms:	4	Approx. Year Built:	1994
Frontage (ft):	37.65	Bathrooms:	3	Age:	31
Lot Area: (sq.ft.)	9,365.00	Full Baths:	3	Zoning:	RES
Flood Plain:		Half Baths:	0	Gross Taxes:	\$7,370.92
Rear Yard Exp:				For Tax Year:	2024
View:	No			P.I.D.:	018-731-864

Style of Home:	2 Storey	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stucco	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Heat Pump,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	Cedar Ridge
Services Connected:	Electricity,Natural Gas,Sanitary Sewer
Legal:	PL LMP15746 LT 6 SEC 36 TWP 7 NWD PART NW 1/4.
Amenities:	In Suite Laundry
Site Influences:	Cul-de-Sac,Private Yard,Shopping Nearby
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Jetted Bathtub,Microwave,Security System,Storage Shed,Vacuum - Built In,Vaulted Ceiling,Wine Cooler
Bylaw Restrict:	
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 13'10	Above	Primary Bedroom	17'4 x 13'11
Main	Dining Room	14'11 x 12'10	Above	Walk-In Closet	7'8 x 8'
Main	Den	12'3 x 12'6	Above	Bedroom	13'5 x 14'3
Main	Foyer	8'5 x 5'10	Above	Bedroom	12'11 x 10'
Main	Kitchen	17'3 x 12'8	Above	Bedroom	10'0 x 12'7
Main	Eating Area	11'11 x 9'2	Above	Laundry	6' x 5'
Main	Family Room	21'1 x 23'4			

Finished Floor (Main):	1,857 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,277 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	5	Yes
Finished Floor (Total):	3,134 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	3,134 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

OPEN HOUSE Jan 19 SUN 2-4 3100 sq ft , 2 storey home in Desirable Cedar Ridge, nestled on a 9300 sq ft, pristine lot in a cul-de-sac. Offering 4 bedrooms up and den/office on the main. Supersized primary bedroom with 5 pc ensuite, jetted tub and walk-in shower. Fabulous kitchen, family room gathering area, boasting granite counters , ample cupboards through-out, Jenn Air appliances incl Gas range, pantry and slate tile floor. Fine details include hardwood flooring through-out, wainscoting , crown mouldings, surround sound , alarm, 9ft ceilings. Newer Roof, furnace, Air conditioner & gas BBQ hook-up. 720 sq ft patio over looking manicured, private, fenced yard and lit up in the evening! PLUS 680 sq ft garage, complimented with epoxy flooring and built-in storage cabinets with Fridge.