

Depth/Size (ft):	98.95	Bedrooms:	4	Approx. Year Built:	1960
Frontage (ft):	33.21	Bathrooms:	2	Age:	65
Lot Area: (sq.ft.)	3,293.62	Full Baths:	2	Zoning:	RT-11
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$6,474.97
Rear Yard Exp:				For Tax Year:	2025
View:	No			P.I.D.:	013-835-637

Style of Home:	2 Storey	Parking:	Total: 1
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Stucco	Parking Access:	Front
Foundation:		Parking:	Open
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: None,Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Laminate,Tile	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Community
Legal:	LOT 41 BLOCKS 6 AND 7 DISTRICT LOT 37 PLAN 2376
Amenities:	Garden,Storage
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Refrigerator,Stove
Bylaw Restrict:	
Listing Broker(s):	Homelife Benchmark Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4' x 4'	Below	Utility	8' x 10'
Main	Living Room	10' x 12'	Below	Bedroom	8' x 10'
Main	Dining Room	10' x 8'	Below	Bedroom	10' x 12'
Main	Kitchen	10' x 10'	Below	Kitchen	10' x 10'
Main	Mud Room	6' x 5'	Below	Living Room	10' x 13'
Main	Primary Bedroom	12' x 10'			
Main	Bedroom	10' x 10'			

Finished Floor (Main):	1,100 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	3	No
Finished Floor (Below):	1,000 sqft	# Of Levels:	2	Below	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	Legal Suite			
Finished Floor (Total):	2,100 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full,Fully Finished,Separate Entry			
Grand Total:	2,100 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

This is a well-loved family home, situated in the centrally located Collingwood Neighbourhood. Enjoy the peaceful setting with tree-lined streets steps to Norquay Park. This location offers easy access to Kingsway, an 8-minute drive to Hwy 1, a 19-minute walk to T & T, and a 20-minute walk to Joyce-Collingwood Skytrain Station. The main floor features an open dining/living, a kitchen, 2 bedrooms & 1 bath. The lower level offers an optionally self-contained suite with living, a kitchen, 2 bedrooms, and 1 bath. Enjoy your backyard with family and furry friends. Bring in your ideas to renovate this home which holds a lot of potential with ample space for your entire family. Zoning RT-11 OPEN HOUSE FEB 1 & 2, 2-4 PM