

R2507932
House/Single Family

20023 BIRCH PLACE
Hope
Hope Silver Creek
VOX 1L2

Residential Detached



Depth/Size (ft.): Frontage (ft.): **155.00** Approx. Yr Built: **1993**
 Lot Area (sq.ft.): **32,670.00** Bedrooms: **5** Age: **27**
 Flood Plain: **No** Bathrooms: **4** Zoning: **RS-1**
 Rear Yard Exp: Full Baths: **3** Gross Taxes: **\$3,648.02**
 Half Baths: **1** For Tax Year: **2019**
 P.I.D.: **016-562-321**

View: **Yes: River, Mountains,Forest**
 Complex / Subdiv:
 Services Connected: **Electricity,Natural Gas,Sanitary Sewer,Water**

Style of Home: **Rancher/Bungalow w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Concrete,Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air,Natural Gas**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

Total Parking: **10** Covered Parking: **5** Parking Access:
 Parking: **Garage; Double,Other,RV Parking Avail.**
 Dist. to Transit: Dist to School Bus:
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Hardwood,Laminate,Tile**

Legal: **LOT 3, PLAN KAP43905, SECTION 5, TOWNSHIP 5, RANGE 26, MERIDIAN W6, YALE DIV OF**
 Amenities: **Air Cond./Central,Guest Suite,In Suite Laundry,Workshop Attached**
 Site Influences: **Cul-de-Sac,Greenbelt,Private Yard,Waterfront Property**
 Features: **Air Conditioning,Clothes Washer/Dryer,Oven - Built In,Range Top,Refrigerator,Vacuum - Built In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	13'5 x 17'11	Bsmt	Bedroom	9'5 x 13'2			x
Main	Dining Room	10' x 14'8	Bsmt	Bedroom	12'7 x 19'11			x
Main	Family Room	17'6 x 14'8	Bsmt	Kitchen	16'4 x 10'9			x
Main	Laundry	5'10 x 10'1	Bsmt	Living Room	14'10 x 16'4			x
Main	Living Room	14' x 16'2			x			x
Main	Nook	11'8 x 8'			x			x
Main	Den	9'6 x 10'			x			x
Main	Master Bedroom	15' x 14'8			x			x
Main	Bedroom	10' x 12'			x			
Main	Bedroom	10' x 11'6			x			

Finished Floor (Main):	2,269	# of Rooms:	14	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0	# of Kitchens:	2	1	Main	4	Yes
Finished Floor (Below):	1,400	# of Levels:	2	2	Main	3	No
Finished Floor (Basement):	0	Suite:	Unauthorized Suite	3	Main	2	No
Finished Floor (Total):	3,669 sq. ft.	Crawl/Bsmt. Height:		4	Bsmt	3	No
Unfinished Floor:	0	Beds in Bsmt.:	2 Beds not in Bsmt.: 3	5			No
Grand Total:	3,669 sq. ft.	Basement:	Fully Finished,Separate Entry	6			No
				7			No
				8			No

Listing Broker(s): **HomeLife Advantage Realty Ltd (Hope)**

Waterfront, Custom built rancher/basement home on 3/4acre beautifully landscaped lot, with all the features you are looking for! Located on the most desirable street in Silver Creek this gorgeous home has a custom kitchen with solid oak raised cabinets, imported Brazilian granite counter tops, huge island & newer appliances. Coffered ceiling in dining room, vault in living room & crown moulding all around. Beautiful hardwood floors & custom tile work. Master suite is spacious with nice W/I & ensuite. All baths have heated floors & granite. Downstairs is a fully contained inlaw suite with kitchen & 2 beds with separate entrance & has sound reducing insulation between floors. Shop & upper garage wired 220V, lower level garage has 20x10 door & shop. Large deck off the back. Call Today!