

Depth/Size (ft):		Bedrooms:	5	Approx. Year Built:	1996
Frontage (ft):	56.00	Bathrooms:	4	Age:	27
Lot Area (sq.ft.):	3,843.00	Full Baths:	3	Zoning:	CD-7
Flood Plain:		Half Baths:	1	Gross Taxes:	\$4,767.08
Rear Yard Exp:	South	Maint. Fee:	94.43	For Tax Year:	2022
View:	No			P.I.D.:	023-315-822

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 5 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air,Natural Gas	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:	Yes

View:	No
Mgmt. Company:	Hugh and McInnon - 604-531-1909
Complex / Subdiv:	The Sycamores
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	SL 24 SEC 25 TWN 8 LD 36 NWD STRATA PLAN LMS2276 TOGETHER WITH AN INTEREST IN TH
Amenities:	Air Cond./Central,Club House,Guest Suite,In Suite Laundry,Recreation Center,Storage
Site Influences:	Central Location,Cul-de-Sac,Golf Course Nearby,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,ClothWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Refrigerator
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Not Allowed
Listing Broker(s):	One Percent Realty Ltd., One Percent Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11' x 8'5	Above	Bedroom	11'10 x 10'
Main	Eating Area	10' x 6'	Above	Bedroom	9'10 x 8'7
Main	Living Room	14'9 x 11'1	Bsmt	Bedroom	9'4 x 8'
Main	Dining Room	9'3 x 8'6	Bsmt	Recreation Room	17'4 x 11'9
Main	Foyer	9'2 x 3'7	Bsmt	Bedroom	11'11 x 9'5
Main	Family Room	15'7 x 12'10	Bsmt	Laundry	9'1 x 6'2
Above	Primary Bedroom	13'7 x 13'3			

Finished Floor (Main):	952 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	840 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	907 sqft	Crawl/Bsmt Height:		Above	4	Yes
Finished Floor (Total):	2,699 sqft	Basement:	Fully Finished	Bsmt	4	No
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	2,699 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Better than new 2 storey w/bsmt style sfd. 5 bdrm 4 bthrm 2699 sf house on a 3843 sf lot. 3 bdrms, 2 full bthrms upstairs, main floor features dng/lvg w/gas fp, kitchen w/eating area, a family rm leading to your fully fenced no maintenance byard, a powder rm & access to your dbl garage. Bsmt features 2 bdrms, a rec rm, another full bthrm & laundry rm PLUS a HUGE storage rm. So many upgrades include furnace and AC! YES AC! a newer roof, brand new kitchen w/real wood cabinets, floor to ceiling cabinets, soft close, awesome magic corner pantry, s/s appl, 2" faux wood blinds, crowns, fresh ceiling paint, newer wall paint, chair rails. So much to state! Hardwood, laminate & tile floors, new insulated garage door w/quiet opener plus 3 apron parking spots.