

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2019
Frontage (ft):		Bathrooms:	2	Age:	5
Lot Area:		Full Baths:	2	Zoning:	RMU
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,780.06
Rear Yard Exp:		Maint. Fee:	171.91	For Tax Year:	2023
View:	Yes			P.I.D.:	903-027-215

Style of Home:	Rancher/Bungalow	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Vinyl,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double,Visitor Parking
Rain Screen:		Locker:	No
Renovations:	Other	Units in Dev:	
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	First Nations Lease
Fuel/Heating:	Forced Air,Geothermal	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Vinyl/Linoleum	Fixtures Rmvd:	No

View:	Yes : Mountain
Mgmt. Company:	Homelife Advantage
Complex / Subdiv:	Malloway Village
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 433 CLSR 108391 TZEACHTEN IR #13
Amenities:	Club House,Tennis Court(s)
Site Influences:	Adult Oriented,Central Location,Gated Complex,Golf Course Nearby,Private Yard,Shopping Nearby
Features:	Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Microwave
Bylaw Restrict:	Age Restrictions,Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Primary Bedroom	15'5 x 12'			
Main	Bedroom	13' x 12'			
Main	Den	9'5 x 9'5			
Main	Dining Room	11' x 9'			
Main	Kitchen	12' x 12'			
Main	Living Room	15'5 x 15'5			
Main	Foyer	5' x 7'			

Finished Floor (Main):	1,500 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	Yes
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:	4'			
Finished Floor (Total):	1,500 sqft	Basement:	Crawl			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	bylaw			
Grand Total:	1,500 sqft	# Of Pets:	Cats: Yes, Dogs: Yes			

Welcome to Malloway Village! This adult oriented gated community is something to see the care and curb appeal of this community is like no other. This stunning home resides on a large corner lot offering one of the largest driveways in the complex. These Malloway Village homes are built with smart technology and features wider hallway & doorways. This home offers the ultimate layout 2 larger bedrooms on opposite sides of the home for privacy plus an office space. Open concept living and dining and kitchen area perfect for the entertaining. Which leads out to your private fully fenced yard. The garage is a mens-den dream with all the custom built-ins. Easy to show and fast possession available