

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1988
Frontage (ft):	57.00	Bathrooms:	2	Age:	36
Lot Area: (sq.ft.)	15,681.60	Full Baths:	2	Zoning:	R1A
Flood Plain:	Yes	Half Baths:	0	Gross Taxes:	\$4,381.51
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	008-732-663

Style of Home:	2 Storey	Parking:	Total: 5 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick, Vinyl	Parking Access:	
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Radiant	Property Disc:	Yes
Outdoor Area:	Fenced Yard, Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate, Vinyl/Linoleum	Fixtures Rmvd:	No

View:	Yes : Mountain
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity, Natural Gas, Septic, Water
Legal:	PL NWP75995 LT 17 DL 338 LD 36 GROUP 2.
Amenities:	
Site Influences:	Central Location, Golf Course Nearby, Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave
Bylaw Restrict:	
Listing Broker(s):	Pathway Executives Realty Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'2 x 19'2	Above	Walk-In Closet	6'10 x 3'11
Main	Dining Room	9'3 x 10'1	Above	Bedroom	11'4 x 11'0
Main	Kitchen	13'10 x 12'4	Above	Bedroom	11'0 x 10'0
Main	Family Room	10'11 x 12'4			
Main	Bedroom	13'7 x 11'8			
Main	Foyer	8'7 x 4'2			
Above	Primary Bedroom	12'0 x 14'2			

Finished Floor (Main):	1,080 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	666 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,746 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,746 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

RARE OPPORTUNITY! .36 acre property backing on to 5th green at Kinkora Golf Course on quiet, sought-after Sardis street. One family owned for 33 years, this flexible home boasts 4 bedrooms (3 up, 1 down), 2 bathrooms, chef's kitchen with tons of quartz counter space, and stainless steel appliances. Many other updates over the last 5 years. Soak up the sun in the south facing, park-sized backyard! Value to be added with possible shop/carriage house, etc. Check with City.