

|                    |           |             |   |                     |             |
|--------------------|-----------|-------------|---|---------------------|-------------|
| 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, 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 years. Soak up the sun in the south facing, park-sized backyard! Value to be added with shop/carriage house, etc. Check with City.