## **5148 BENTLEY LANE DELTA**

Hawthorne, V4K 0A8

buse/Single Fanny		Hawtho	rne, V4K 0A8			
epth/Size (ft):	91.0	Bedrooms:	3	Approx. Year Bui	lt: 2010	)
ontage (ft):		Bathrooms:	3	Age:	14	
ot Area: (sq.ft.)	4,167.00	Full Baths:	2	Zoning:	RS8	
ood Plain:	Yes	Half Baths:	1	Gross Taxes:	\$5,1	39.30
ear Yard Exp:	South			For Tax Year:	2023	
/iew:	No			P.I.D.:		582-876
					02.	002 070
tyle of Home:	2 Storey		Parking:	Total: 2 - Covered:	: 2	
onstruction:	Frame - Wood		Covered Parking:	2		
xterior:	Fibre Cement Board		Parking Access:			
oundation:			Parking:	Garage; Double,O	pen	
ain Screen:			Locker:			
enovations:			Units in Dev:			
of Fireplaces:	2 - Fuel: Natural Gas		Distance to:			
ater Supply:	City/Municipal		Title to Land:	Freehold Strata		
uel/Heating:	Hot Water,Radiant		Property Disc:	Yes		
utdoor Area:	Fenced Yard,Patio(s)		PAD Rental:			
ype of Roof:	Asphalt		Fixtures Leased:	No		
loor Finish:	Hardwood,Carpet		Fixtures Rmvd:	No		
	No					
Igmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric:	VICTORY SOUTH Electricity,Natural Gas 027-582-876 STRATA INTEREST IN THE CO None Cul-de-Sac,Marina Ne ClthWsh/Dryr/Frdg/Stv Rentals Allowed	LOT 2, PLAN BCS2983, DISTRICT OMMON PROPERTY IN PROPOR earby,Private Yard,Shopping Nearby ve/DW,Vacuum - Built In	TION TO THE UNIT ENTITLE			
Igmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric:	VICTORY SOUTH Electricity,Natural Gas 027-582-876 STRATA INTEREST IN THE CO None Cul-de-Sac,Marina Ne ClthWsh/Dryr/Frdg/Str	LOT 2, PLAN BCS2983, DISTRICT OMMON PROPERTY IN PROPOR earby,Private Yard,Shopping Nearby ve/DW,Vacuum - Built In	TION TO THE UNIT ENTITLE			
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Igmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s):	VICTORY SOUTH Electricity,Natural Gas 027-582-876 STRATA INTEREST IN THE CO None Cul-de-Sac,Marina Ne CithWsh/Dryr/Frdg/Ste Rentals Allowed Sutton Group Seafair <b>Type</b> Living Room Dining Room	LOT 2, PLAN BCS2983, DISTRICT OMMON PROPERTY IN PROPOR earby,Private Yard,Shopping Nearby ve/DW,Vacuum - Built In Realty Dimensions 10'10 x 12'5 10'10 x 9'3	TION TO THE UNIT ENTITLE	MENT OF THE STRATA Type Bedroom Walk-In Closet	LOT AS SHOWN Dimen 13'3 x 10'10 x	NON FORM V sions 10'3 4'
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): oor ain ain	VICTORY SOUTH Electricity,Natural Gas 027-582-876 STRATA INTEREST IN THE CO None Cul-de-Sac,Marina Ne CithWsh/Dryr/Frdg/Ste Rentals Allowed Sutton Group Seafair	LOT 2, PLAN BCS2983, DISTRICT OMMON PROPERTY IN PROPOR earby,Private Yard,Shopping Nearby ve/DW,Vacuum - Built In Realty Dimensions 10'10 x 12'5	TION TO THE UNIT ENTITLE	MENT OF THE STRATA	LOT AS SHOWN Dimen 13'3 x	NON FORM V sions 10'3 4'
lgmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): loor ain ain	VICTORY SOUTH Electricity,Natural Gas 027-582-876 STRATA INTEREST IN THE CO None Cul-de-Sac,Marina Ne CithWsh/Dryr/Frdg/Ste Rentals Allowed Sutton Group Seafair <b>Type</b> Living Room Dining Room	LOT 2, PLAN BCS2983, DISTRICT OMMON PROPERTY IN PROPOR earby,Private Yard,Shopping Nearby ve/DW,Vacuum - Built In Realty Dimensions 10'10 x 12'5 10'10 x 9'3	TION TO THE UNIT ENTITLE Floor Abv Main 2 Abv Main 2	MENT OF THE STRATA Type Bedroom Walk-In Closet	LOT AS SHOWN Dimen 13'3 x 10'10 x	sions 10'3 ( 4' '6
Igmt. Company: complex / Subdiv: services Connected: egal: amenities: site Influences: eatures: sylaw Restric: isting Broker(s): loor lain lain lain	VICTORY SOUTH Electricity,Natural Gas 027-582-876 STRATA INTEREST IN THE CO None Cul-de-Sac,Marina Ne ClthWsh/Dryr/Frdg/Str Rentals Allowed Sutton Group Seafair <b>Type</b> Living Room Dining Room Kitchen	LOT 2, PLAN BCS2983, DISTRICT OMMON PROPERTY IN PROPOR earby,Private Yard,Shopping Nearby tve/DW,Vacuum - Built In Realty Dimensions 10'10 x 12'5 10'10 x 9'3 9'11 x 13'10	TION TO THE UNIT ENTITLE Floor Abv Main 2 Abv Main 2 Main	MENT OF THE STRATA	LOT AS SHOWN Dimen 13'3 x 1 10'10 x 8'1 x 5'	sions 10'3 ( 4' '6
Igmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): loor ain ain ain ain	VICTORY SOUTH Electricity,Natural Gas 027-582-876 STRATA INTEREST IN THE CO None Cul-de-Sac,Marina Ne ClthWsh/Dryr/Frdg/Str Rentals Allowed Sutton Group Seafair <b>Type</b> Living Room Dining Room Kitchen Family Room	LOT 2, PLAN BCS2983, DISTRICT OMMON PROPERTY IN PROPOR earby,Private Yard,Shopping Nearby ve/DW,Vacuum - Built In Realty Dimensions 10'10 x 12'5 10'10 x 9'3 9'11 x 13'10 17' x 11'11	TION TO THE UNIT ENTITLE Floor Abv Main 2 Abv Main 2 Main	MENT OF THE STRATA	LOT AS SHOWN Dimen 13'3 x 1 10'10 x 8'1 x 5'	sions 10'3 ( 4' '6
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: sting Broker(s): 	VICTORY SOUTH Electricity,Natural Gas 027-582-876 STRATA INTEREST IN THE CO None Cul-de-Sac,Marina Ne ClthWsh/Dryr/Frdg/St Rentals Allowed Sutton Group Seafair <b>Type</b> Living Room Dining Room Kitchen Family Room Eating Area	LOT 2, PLAN BCS2983, DISTRICT OMMON PROPERTY IN PROPOR earby,Private Yard,Shopping Nearby we/DW,Vacuum - Built In Realty Dimensions 10'10 x 12'5 10'10 x 9'3 9'11 x 13'10 17' x 11'11 9'8 x 16'10	TION TO THE UNIT ENTITLE Floor Abv Main 2 Abv Main 2 Main	MENT OF THE STRATA	LOT AS SHOWN Dimen 13'3 x 1 10'10 x 8'1 x 5'	sions 10'3 ( 4' '6
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): oor ain ain ain ain by Main 2 by Main 2	VICTORY SOUTH Electricity,Natural Gas 027-582-876 STRATA INTEREST IN THE CO None Cul-de-Sac,Marina Ne CithWsh/Dryr/Frdg/Ste Rentals Allowed Sutton Group Seafair <b>Type</b> Living Room Dining Room Kitchen Family Room Eating Area Primary Bedroom Bedroom	LOT 2, PLAN BCS2983, DISTRICT OMMON PROPERTY IN PROPOR earby,Private Yard,Shopping Nearby tve/DW,Vacuum - Built In Realty Dimensions 10'10 x 12'5 10'10 x 9'3 9'11 x 13'10 17' x 11'11 9'8 x 16'10 14'1 x 15'3 13'7 x 11'11	TION TO THE UNIT ENTITLE Floor Abv Main 2 Abv Main 2 Main Main	MENT OF THE STRATA	LOT AS SHOWN Dimen 13'3 x 1 10'10 x 8'1 x 5'	sions 10'3 ( 4' '6 7'5
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): oor ain ain ain ain by Main 2 by Main 2 hished Floor (Main):	VICTORY SOUTH Electricity,Natural Gas 027-582-876 STRATA INTEREST IN THE CO None Cul-de-Sac,Marina Ne ClthWsh/Dryr/Frdg/Str Rentals Allowed Sutton Group Seafair <b>Type</b> Living Room Dining Room Kitchen Family Room Eating Area Primary Bedroom Bedroom	LOT 2, PLAN BCS2983, DISTRICT OMMON PROPERTY IN PROPOR earby,Private Yard,Shopping Nearby tve/DW,Vacuum - Built In Realty Dimensions 10'10 x 12'5 10'10 x 9'3 9'11 x 13'10 17' x 11'11 9'8 x 16'10 14'1 x 15'3 13'7 x 11'11 # Of Rooms:	TION TO THE UNIT ENTITLE Floor Abv Main 2 Abv Main 2 Main Main Main	MENT OF THE STRATA Type Bedroom Walk-In Closet Foyer Laundry Bathroom Floor	LOT AS SHOWN 13'3 x 10'10 x 8'1 x 5' 5'10 x # of Pieces	sions 10'3 ( 4' 7'5 Ensuite?
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: sting Broker(s): oor ain ain ain ain by Main 2 by Main 2 nished Floor (Main): nished Floor (Above):	VICTORY SOUTH Electricity,Natural Gas 027-582-876 STRATA INTEREST IN THE CO None Cul-de-Sac,Marina Ne ClthWsh/Dryr/Frdg/St Rentals Allowed Sutton Group Seafair <b>Type</b> Living Room Dining Room Kitchen Family Room Eating Area Primary Bedroom Bedroom 1,069 sqft 947 sqft	LOT 2, PLAN BCS2983, DISTRICT OMMON PROPERTY IN PROPOR earby,Private Yard,Shopping Nearby tve/DW,Vacuum - Built In Realty Dimensions 10'10 x 12'5 10'10 x 9'3 9'11 x 12'5 10'10 x 9'3 9'11 x 13'10 17' x 11'11 9'8 x 16'10 14'1 x 15'3 13'7 x 11'11 # Of Rooms: # Of Kitchens:	TION TO THE UNIT ENTITLE Floor Abv Main 2 Abv Main 2 Main Main Main	MENT OF THE STRATA Type Bedroom Walk-In Closet Foyer Laundry Bathroom Floor Main	LOT AS SHOWN 13'3 x 10'10 x 8'1 x 5' 5'10 x # of Pieces 2	sions 10'3 (4' 7'5 Ensuite? No
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): oor ain ain ain ain by Main 2 by Main 2 by Main 2 hished Floor (Main): nished Floor (Above): nished Floor (Below):	VICTORY SOUTH Electricity,Natural Gas 027-582-876 STRATA INTEREST IN THE CO None Cul-de-Sac,Marina Ne CithWsh/Dryr/Frdg/St Rentals Allowed Sutton Group Seafair <b>Type</b> Living Room Dining Room Kitchen Family Room Eating Area Primary Bedroom Bedroom 1,069 sqft 947 sqft 0 sqft	LOT 2, PLAN BCS2983, DISTRICT OMMON PROPERTY IN PROPOR earby,Private Yard,Shopping Nearby ve/DW,Vacuum - Built In Realty Dimensions 10'10 x 12'5 10'10 x 9'3 9'11 x 13'10 17' x 11'11 9'8 x 16'10 14'1 x 15'3 13'7 x 11'11 # Of Rooms: # Of Kitchens: # Of Levels:	TION TO THE UNIT ENTITLE Floor Abv Main 2 Abv Main 2 Main Main 11 1 2	MENT OF THE STRATA Type Bedroom Walk-In Closet Foyer Laundry Bathroom Floor Main Above	LOT AS SHOWN Dimen 13'3 x 10'10 x 8'1 x 5' 5'10 x <b># of Pieces</b> 2 4	NON FORM V sions 10'3 (4' '6 7'5 Ensuite? No Yes
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): oor ain ain ain ain by Main 2 by Main 2 by Main 2 hished Floor (Main): nished Floor (Below): nished Floor (Bsmt):	VICTORY SOUTH Electricity,Natural Gas 027-582-876 STRATA INTEREST IN THE CO None Cul-de-Sac,Marina Ne CithWsh/Dryr/Frdg/St Rentals Allowed Sutton Group Seafair <b>Type</b> Living Room Dining Room Kitchen Family Room Eating Area Primary Bedroom Bedroom 1,069 sqft 947 sqft 0 sqft 0 sqft	LOT 2, PLAN BCS2983, DISTRICT OMMON PROPERTY IN PROPOR earby,Private Yard,Shopping Nearby we/DW,Vacuum - Built In Realty Dimensions 10'10 x 12'5 10'10 x 9'3 9'11 x 13'10 17' x 11'11 9'8 x 16'10 14'1 x 15'3 13'7 x 11'11 # Of Rooms: # Of Kitchens: # Of Levels: Suite:	TION TO THE UNIT ENTITLE Floor Abv Main 2 Abv Main 2 Main Main Main	MENT OF THE STRATA Type Bedroom Walk-In Closet Foyer Laundry Bathroom Floor Main	LOT AS SHOWN 13'3 x 10'10 x 8'1 x 5' 5'10 x # of Pieces 2	sions 10'3 (4' 7'5 Ensuite? No
/iew: Agmt. Company: Complex / Subdiv: Services Connected: Segal: Amenities: Site Influences: Seatures: Bylaw Restric: Sylaw Restric: isting Broker(s): Ioor Iain	VICTORY SOUTH Electricity,Natural Gas 027-582-876 STRATA INTEREST IN THE CO None Cul-de-Sac,Marina Ne CithWsh/Dryr/Frdg/Stv Rentals Allowed Sutton Group Seafair <b>Type</b> Living Room Dining Room Kitchen Family Room Eating Area Primary Bedroom Bedroom 1,069 sqft 947 sqft 0 sqft 2,016 sqft	LOT 2, PLAN BCS2983, DISTRICT OMMON PROPERTY IN PROPOR earby,Private Yard,Shopping Nearby ve/DW,Vacuum - Built In Realty Dimensions 10'10 x 12'5 10'10 x 9'3 9'11 x 13'10 17' x 11'11 9'8 x 16'10 14'1 x 15'3 13'7 x 11'11 # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	TION TO THE UNIT ENTITLE Floor Abv Main 2 Abv Main 2 Main Main 11 1 2 None	MENT OF THE STRATA Type Bedroom Walk-In Closet Foyer Laundry Bathroom Floor Main Above	LOT AS SHOWN Dimen 13'3 x 10'10 x 8'1 x 5' 5'10 x <b># of Pieces</b> 2 4	NON FORM V sions 10'3 (4' '6 7'5 Ensuite? No Yes
Igmt. Company: complex / Subdiv: cervices Connected: egal: 	VICTORY SOUTH Electricity,Natural Gas 027-582-876 STRATA INTEREST IN THE CO None Cul-de-Sac,Marina Ne CithWsh/Dryr/Frdg/St Rentals Allowed Sutton Group Seafair <b>Type</b> Living Room Dining Room Kitchen Family Room Eating Area Primary Bedroom Bedroom 1,069 sqft 947 sqft 0 sqft 0 sqft	LOT 2, PLAN BCS2983, DISTRICT OMMON PROPERTY IN PROPOR earby,Private Yard,Shopping Nearby we/DW,Vacuum - Built In Realty Dimensions 10'10 x 12'5 10'10 x 9'3 9'11 x 13'10 17' x 11'11 9'8 x 16'10 14'1 x 15'3 13'7 x 11'11 # Of Rooms: # Of Kitchens: # Of Levels: Suite:	TION TO THE UNIT ENTITLE Floor Abv Main 2 Abv Main 2 Main Main 11 1 2	MENT OF THE STRATA Type Bedroom Walk-In Closet Foyer Laundry Bathroom Floor Main Above	LOT AS SHOWN Dimen 13'3 x 10'10 x 8'1 x 5' 5'10 x <b># of Pieces</b> 2 4	NON FORM V sions 10'3 (4' '6 7'5 Ensuite? No Yes

Charm, Comfort, Style and Location is all captivated in this Deluxe, Quality custom built Home! Grande Formal living room and dining room with engineered hardwood floors and gas fireplace. Absolutely stunning kitchen with granite countertops & beautiful cabinetry, Stainless Steel appliances. Bright & sunny eating area and family room, all with 9ft ceilings! Upstairs features a big primary bdrm with 4 pce ensuite and walk in closet. 2 other good size bdrms with "Jack & Jill bath". Updated mechanical. So much curb appeal, south facing back yard has a beautiful deck with built in gas fireplace for entertaining. Adorable shed is insulated & has power, perfect for office or studio! Walking distance to Hawthorne or Neilsen Grove Elementary, Village shops, Lions Park & Boat Launch.



The enclosed information while deemed to be correct, is not guaranteed. Information and measurements should not be relied upon without independent verification. PREC\* indicates 'Personal Real Estate Corporation'. This communication is not intended to solicit properties already listed for sale.