

Depth/Size (ft):	286.79	Bedrooms:	6	Approx. Year Built:	1981
Frontage (ft):	151.40	Bathrooms:	5	Age:	43
Lot Area: (sq.ft.)	43,558.33	Full Baths:	4	Zoning:	RA
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$5,861.03
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	003-434-281

Style of Home:	2 Storey,Rancher/Bungalow w/Bsmt.	Parking:	Total: 6 - Covered: 4
Construction:	Frame - Wood	Covered Parking:	4
Exterior:	Brick,Wood	Parking Access:	Front
Foundation:		Parking:	DetachedGrge/Carport,Open
Rain Screen:		Locker:	
Renovations:	Completely	Units in Dev:	
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	Well - Drilled	Title to Land:	Freehold NonStrata
Fuel/Heating:	Electric,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile,Carpet	Fixtures Rmvd:	Yes

View:	
Mgmt. Company:	
Complex / Subdiv:	Port Kells
Services Connected:	Electricity,Natural Gas,Septic,Water
Legal:	PL 64041 LT 30 LD 36 SEC 33 TWP 8 PART NW 1/4. DBL EXP #C8059193
Amenities:	
Site Influences:	
Features:	Air Conditioning,CltH Wsh/Dryr/Frdg/Stve/DW,Fireplace Insert,Garage Door Opener,Microwave
Bylaw Restrict:	
Listing Broker(s):	Stonehaus Realty Corp., Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Primary Bedroom	18'1 x 13'9	Above	Foyer	11'7 x 6'9	Bsmt	Laundry	7'11 x 9'8
Above	Bedroom	11'11 x 14'4	Bsmt	Bedroom	13'1 x 11'6	Bsmt	Storage	18'1 x 18'0
Above	Bedroom	10'10 x 11'4	Bsmt	Bedroom	13'1 x 13'4			
Above	Kitchen	8'8 x 19'0	Bsmt	Bedroom	17'9 x 14'0			
Above	Dining Room	13'1 x 9'1	Bsmt	Recreation Room	15'3 x 28'1			
Above	Living Room	15'7 x 18'0	Bsmt	Media Room	14'7 x 18'11			
Above	Mud Room	6'11 x 10'10	Bsmt	Utility	18'5 x 3'0			

Finished Floor (Main):	2,122 sqft	# Of Rooms:	16	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	5	No
Finished Floor (Below):	2,122 sqft	# Of Levels:	2	Main	2	No
Finished Floor (Bsmt):	0 sqft	Suite:		Main	4	No
Finished Floor (Total):	4,244 sqft	Crawl/Bsmt Height:		Main	3	No
Unfinished Floor:	0 sqft		Full,Fully	Below	3	No
Grand Total:	4,244 sqft	Basement:	Finished,Separate Entry			
		Beds In Bsmt:	3 / 6			
		# Of Pets:				

1 acre designated for industrial business park in Anniedale-Tynehead NCP. 4200 sqft tastefully renovated rancher with basement. Clear land with no creek. Easy access to major Highways. Please read FULL information package posted before calling.