

<b>Depth/Size (ft):</b>	100	<b>Bedrooms:</b>	6	<b>Approx. Year Built:</b>	1980
<b>Frontage (ft):</b>	66.00	<b>Bathrooms:</b>	3	<b>Age:</b>	44
<b>Lot Area: (sq.ft.)</b>	6,600.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	RS1
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$4,377.34
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>				<b>P.I.D.:</b>	005-404-738

<b>Style of Home:</b>	Split Entry	<b>Parking:</b>	Total: 6 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Wood	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s),Fenced Yard	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Laminate,Other	<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:**

**Complex / Subdiv:** Royal York

**Services Connected:** Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

**Legal:** PL 56112 LT 705 LD 36 SEC 23 TWP 4

**Amenities:**

**Site Influences:** Central Location,Golf Course Nearby,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Storage Shed,Windows - Thermo

**Bylaw Restrict:**

**Listing Broker(s):** RE/MAX Performance Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'1 x 15'10	Above	Walk-In Closet	7'5 x 5'6
Main	Dining Room	11'3 x 11'0	Below	Family Room	22'10 x 15'5
Main	Kitchen	17'1 x 11'3	Below	Office	14'5 x 10'7
Above	Bedroom	11'2 x 9'10	Below	Laundry	14'5 x 11'10
Above	Bedroom	11'2 x 10'0	Bsmt	Recreation Room	24'4 x 14'8
Above	Bedroom	11'3 x 8'10	Bsmt	Bedroom	10'3 x 8'10
Above	Primary Bedroom	15'4 x 14'7	Bsmt	Bedroom	12'7 x 8'10

<b>Finished Floor (Main):</b>	778 sqft	<b># Of Rooms:</b>	14	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	937 sqft	<b># Of Kitchens:</b>	1	Above	5	Yes
<b>Finished Floor (Below):</b>	714 sqft	<b># Of Levels:</b>	4	Above	4	No
<b>Finished Floor (Bsmt):</b>	778 sqft	<b>Suite:</b>	None	Below	4	No
<b>Finished Floor (Total):</b>	3,207 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Fully Finished			
<b>Grand Total:</b>	3,207 sqft	<b>Beds In Bsmt:</b>	2 / 6			
		<b># Of Pets:</b>				

This 4-level split offers 3,207 sqft of living space, ideal for a growing family. With 6 bedrooms and 3 full bathrooms—4 bedrooms upstairs and 2 downstairs—there's ample room for everyone. The gourmet kitchen is the focal point, boasting a 6-burner Thermador range, pot filler, Miele dishwasher, and new refrigerator. A spacious 9x5 granite island provides plenty of space for cooking and entertaining. Hardwood flooring throughout adds warmth and character. Enjoy a deck overlooking a private, low-maintenance yard. Conveniently located near school, parks, shops, transit, and recreation.