

<b>Depth/Size (ft):</b>	101.7	<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	1995
<b>Frontage (ft):</b>	50.95	<b>Bathrooms:</b>	5	<b>Age:</b>	29
<b>Lot Area: (sq.ft.)</b>	5,181.62	<b>Full Baths:</b>	4	<b>Zoning:</b>	R1-C
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$5,889.33
<b>Rear Yard Exp:</b>	North			<b>For Tax Year:</b>	2023
<b>View:</b>				<b>P.I.D.:</b>	018-959-202

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 4 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Brick,Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double,Open
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Partly	<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,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Vinyl/Linoleum,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:**

**Complex / Subdiv:** GREENWOOD ESTATES

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

**Legal:** LOT 64 SECTION 35 TWP 8 NWD PLAN LMP18926

**Amenities:**

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

**Features:** ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Microwave,Smoke Alarm,Storage Shed,Vacuum - Built In

**Bylaw Restrict:**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'1 x 14'4	Above	Primary Bedroom	13'6 x 19'8	Below	Living Room	13'2 x 12'4
Main	Dining Room	13'10 x 7'8	Above	Walk-In Closet	5'10 x 4'9	Below	Dining Room	12'5 x 4'2
Main	Kitchen	14'3 x 12'4	Above	Walk-In Closet	6'0 x 4'9	Below	Kitchen	6'5 x 8'1
Main	Eating Area	7'7 x 7'8	Above	Bedroom	15'6 x 10'5	Below	Bedroom	18'6 x 14'5
Main	Family Room	16'10 x 12'6	Above	Bedroom	9'4 x 10'8	Below	Bedroom	12'2 x 10'0
Main	Laundry	8'3 x 9'0				Below	Walk-In Closet	6'9 x 4'11
Main	Foyer	6'11 x 8'2				Below	Office	10'11 x 8'10

<b>Finished Floor (Main):</b>	1,217 sqft	<b># Of Rooms:</b>	20	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	916 sqft	<b># Of Kitchens:</b>	2	Main	2	No
<b>Finished Floor (Below):</b>	1,207 sqft	<b># Of Levels:</b>	3	Above	5	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	Unauthorized Suite	Above	4	No
<b>Finished Floor (Total):</b>	3,340 sqft	<b>Crawl/Bsmt Height:</b>		Below	4	No
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Fully Finished,Separate Entry	Below	4	No
<b>Grand Total:</b>	3,340 sqft	<b>Beds In Bsmt:</b>	0 / 5			
		<b># Of Pets:</b>				

WELCOME HOME to arguably one of the best streets in Walnut Grove! This 2 Storey + bsmt home has everything the growing family requires located steps from GORDON GREENWOOD SCHOOL. Spacious living on the main comprises of formal living/dining room, updated chef's kitchen w/expansive island & cabinetry, SS appliances incl gas stove & quartz countertops, breakfast nook & separate family rm. On the upper level 3 generous bdrms incl a lg mbdrm with 2 W/I closets & new 5 pc ensuite. Downstairs there is a 1 bdrm suite w/separate entrance (1 yr old); ideal for the inlaws/mortgage helper + another bdrm & den for main living use. The fully fenced backyard has mature trees, covered deck & patio. Updates: ALL PIPES REPLACED Jul '23, new B/I vac, baths, roof 13 yrs. Don't miss out!