

Depth/Size (ft):	120	Bedrooms:	4	Approx. Year Built:	1994
Frontage (ft):	55.00	Bathrooms:	3	Age:	30
Lot Area: (sq.ft.)	6,600.00	Full Baths:	3	Zoning:	SF
Flood Plain:		Half Baths:	0	Gross Taxes:	\$4,970.48
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	015-761-771

Style of Home:	Rancher/Bungalow w/Bsmt.	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	Rear
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:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcony(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer
Legal:	LOT H, LAND DISTRICT 36, PART NE1/4, SECTION 24, TOWNSHIP 2 , PLAN NWD84538
Amenities:	Workshop Attached
Site Influences:	Central Location,Golf Course Nearby,Lane Access,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	RE/MAX 2000 Realty, Lighthouse Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'3 x 12'0	Main	Bedroom	11'10 x 10'0	Below	Workshop	24' x 12'1
Main	Family Room	16'7 x 13'3	Main	Bedroom	11'10 x 10'1			
Main	Dining Room	12'8 x 9'10	Below	Kitchen	15'7 x 13'4			
Main	Kitchen	11'2 x 8'11	Below	Family Room	14'6 x 13'5			
Main	Eating Area	10'11 x 8'4	Below	Bedroom	13'9 x 12'9			
Main	Foyer	11'1 x 6'0	Below	Gym	16'4 x 14'4			
Main	Primary Bedroom	12'1 x 12'0	Below	Games Room	16'4 x 13'5			

Finished Floor (Main):	1,769 sqft	# Of Rooms:	15	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	3	Yes
Finished Floor (Below):	1,388 sqft	# Of Levels:	2	Main	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite	Below	3	No
Finished Floor (Total):	3,157 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	288 sqft	Basement:	Fully Finished,Part			
Grand Total:	3,445 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Hard to find rancher styled home with basement on quiet street in East Fleetwood. First time on the market since 1994. Over 1760 sq feet on the main floor with an additional 1388 sq. ft. finished down plus a good sized workshop, with exterior access. Current owners have enjoyed the location because of the peaceful neighborhood feel, the treed rural setting, one level living with room for extended family, lane access for parking with lots of street parking for company and the cozy open floor plan that makes for a happy home. There are so many advantages to this type of plan that offers all you need on one level but gives massive space below for games, hobbies, family space, summer kitchen, storage and second laundry area. A great opportunity for the next family.