

Depth/Size (ft):	102	Bedrooms:	6	Approx. Year Built:	1993
Frontage (ft):	59.00	Bathrooms:	3	Age:	31
Lot Area: (sq.ft.)	6,061.00	Full Baths:	3	Zoning:	RS3
Flood Plain:		Half Baths:	0	Gross Taxes:	\$4,794.02
Rear Yard Exp:	Southwest			For Tax Year:	2023
View:	Yes			P.I.D.:	018-172-130

Style of Home:	Basement Entry	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	
Foundation:		Parking:	Add. Parking Avail.,Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - 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:	Patio(s),Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Vinyl/Linoleum,Wall/Wall/Mixed	Fixtures Rmvd:	Yes

View: Yes : North Shore Mtns

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 54, EAST HALF DISTRICT LOT 205, GROUP 2, NW DISTRICT PLAN LMP9474

Amenities: None

Site Influences: Greenbelt,Recreation Nearby

Features: Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Dishwasher,Drapes/Window Coverings,Garage Door Opener,Refrigerator,Security System,Stove

Bylaw Restrict:

Listing Broker(s): Royal LePage Little Oak Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 12'8	Main	Bedroom	9'7 x 8'4	Bsmt	Eating Area	10'1 x 5'5
Main	Dining Room	12'8 x 9'3	Bsmt	Bedroom	9'4 x 9'2	Bsmt	Living Room	13'3 x 12'6
Main	Kitchen	11'10 x 11'5	Bsmt	Kitchen	11'7 x 10'1	Bsmt	Bedroom	13'9 x 9'3
Main	Eating Area	10'1 x 7'5				Bsmt	Bedroom	10'8 x 10'6
Main	Family Room	13'1 x 9'7				Bsmt	Laundry	9'4 x 7'4
Main	Primary Bedroom	13'1 x 11'5				Bsmt	Storage	9'4 x 5'7
Main	Bedroom	10'10 x 8'9				Bsmt	Foyer	9'6 x 5'1

Finished Floor (Main):	1,344 sqft	# Of Rooms:	17	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	3	Yes
Finished Floor (Below):	1,089 sqft	# Of Levels:	2	Main	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	Legal Suite	Bsmt	4	No
Finished Floor (Total):	2,433 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full			
Grand Total:	2,433 sqft	Beds In Bsmt:	3 / 6			
		# Of Pets:				

LEGAL SUITE! Beautiful Family Home in a sought after neighbourhood, set against a PRIVATE GREENBELT and park with walking trails and an added bonus of a LEGAL 2 bdrm suite, which can be a great MORTGAGE HELPER. Living Room & Dining Room with VAULTED CEILING giving lots of natural light. Spacious Kitchen w/Island & adjacent Family Room and Eating Area with Bay Window. SWEEPING VIEWS towards the North Shore Mtns. Most windows & fascia boards replaced. Enjoy the cool central A/C come this summer! Gorgeous back backyard with beautiful landscaping and reasied garden beds Great location close to parks and all levels of highly rated public and private schools.