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|-------------------------|----|--------------------|--------|----------------------------|-------------|
| Depth/Size (ft): | | Bedrooms: | 2 | Approx. Year Built: | 1987 |
| Frontage (ft): | | Bathrooms: | 1 | Age: | 37 |
| Lot Area: | | Full Baths: | 1 | Zoning: | RM45 |
| Flood Plain: | No | Half Baths: | 0 | Gross Taxes: | \$1,962.40 |
| Rear Yard Exp: | | Maint. Fee: | 512.45 | For Tax Year: | 2023 |
| View: | No | | | P.I.D.: | 008-126-879 |

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|-------------------------|-------------------------|-------------------------|-----------------|
| Style of Home: | 1 Storey,Upper Unit | Parking: | Total: 1 |
| Construction: | Frame - Wood | Covered Parking: | |
| Exterior: | Vinyl | Parking Access: | Front |
| Foundation: | | Parking: | Open |
| Rain Screen: | | Locker: | |
| Renovations: | | Units in Dev: | |
| # of Fireplaces: | 1 - Fuel: Gas - Natural | Distance to: | |
| Water Supply: | City/Municipal | Title to Land: | Freehold Strata |
| Fuel/Heating: | Baseboard,Electric | Property Disc: | Yes |
| Outdoor Area: | Balcony(s) | PAD Rental: | |
| Type of Roof: | Asphalt | Fixtures Leased: | No |
| Floor Finish: | Mixed | Fixtures Rmvd: | No |

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|----------------------------|---|
| View: | No |
| Mgmt. Company: | |
| Complex / Subdiv: | Kensington Gate |
| Services Connected: | Electricity,Natural Gas,Sanitary Sewer,Water |
| Legal: | PL NWS2395 LT 98 LD 36 SEC 31 TWP 2 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1. |
| Amenities: | Club House,Exercise Centre,In Suite Laundry,Pool; Outdoor,Swirlpool/Hot Tub |
| Site Influences: | Central Location,Gated Complex |
| Features: | |
| Bylaw Restrict: | Pets Allowed w/Rest.,Rentals Allowed |
| Listing Broker(s): | Sutton Premier Realty |

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|------------|-------|------|------------|
| Main | Living Room | 15' x 13' | | | |
| Main | Kitchen | 12'6 x 9' | | | |
| Main | Nook | 9' x 6'6 | | | |
| Main | Dining Room | 13' x 10'6 | | | |
| Main | Primary Bedroom | 12' x 14' | | | |
| Main | Bedroom | 12' x 9'6 | | | |

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|--------------------------------|------------|----------------------------|--------------------------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 1,261 sqft | # Of Rooms: | 6 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 0 sqft | # Of Kitchens: | 1 | Main | 4 | No |
| Finished Floor (Below): | 0 sqft | # Of Levels: | 1 | | | |
| Finished Floor (Bsmnt): | 0 sqft | Suite: | None | | | |
| Finished Floor (Total): | 1,261 sqft | Crawl/Bsmnt Height: | | | | |
| Unfinished Floor: | 0 sqft | Basement: | None | | | |
| Grand Total: | 1,261 sqft | Beds In Bsmnt: | 0 / 2 | | | |
| | | # Of Pets: | 2 - Cats: Yes, Dogs: Yes | | | |

Kensington Gate . Secured complex in very central area. Close to transit on 92 and 96 Ave and all levels of schools less than 2 blocks. Close to shopping on Scott Road. Carriage style upper unit, townhome that is open and very bright and in great shape. There is a natural gas fireplace and laundry in the suite. Second large 12' x 9'6" bedroom needs wardrobe or closet. No more than 3 occupants due to Bylaw restriction. Well run strata with outdoor pool, hot tub, clubhouse. New roof in 2019. One open spot for parking. Two small pets allowed no larger than 14" at shoulders. Open House April 14, 2-4