

<b>Depth/Size (ft):</b>	122.16	<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	2018
<b>Frontage (ft):</b>	32.97	<b>Bathrooms:</b>	5	<b>Age:</b>	6
<b>Lot Area: (sq.ft.)</b>	4,027.61	<b>Full Baths:</b>	4	<b>Zoning:</b>	R1-1
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$7,457.61
<b>Rear Yard Exp:</b>	South			<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	004-587-693

<b>Style of Home:</b>	2 Storey w/Bsmt.,Laneway House	<b>Parking:</b>	Total: 2 - Covered: 0
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	0
<b>Exterior:</b>	Stucco	<b>Parking Access:</b>	Front,Lane
<b>Foundation:</b>		<b>Parking:</b>	Other
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	3 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Radiant	<b>Property Disc:</b>	No
<b>Outdoor Area:</b>	Fenced Yard,Patio(s) & Deck(s),Rooftop Deck	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Other	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Mixed,Tile	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Mountain & City Views
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Water
<b>Legal:</b>	THE WEST 1/2 OF LOT 392, EXCEPT THE SOUTH 10 FEET, TOWN OF HASTINGS PLAN 100
<b>Amenities:</b>	Air Cond./Central
<b>Site Influences:</b>	Central Location,Recreation Nearby,Shopping Nearby
<b>Features:</b>	Air Conditioning,Clothes Washer/Dryer,Dishwasher,Microwave,Oven - Built In,Pantry,Range Top,Vaulted Ceiling,Wet Bar
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Homelife Benchmark Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 7'4	Above	Bedroom	9'6 x 9'
Main	Dining Room	17' x 6'	Bsmt	Recreation Room	13' x 12'5
Main	Kitchen	14'6 x 11'	Bsmt	Kitchen	15'8 x 6'6
Main	Family Room	14' x 13'6	Bsmt	Living Room	15'8 x 6'6
Above	Primary Bedroom	13'4 x 11'4	Bsmt	Bedroom	10'8 x 9'
Above	Walk-In Closet	11' x 5'	Bsmt	Den	10'5 x 9'6
Above	Bedroom	9'6 x 9'			

<b>Finished Floor (Main):</b>	911 sqft	<b># Of Rooms:</b>	13	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	828 sqft	<b># Of Kitchens:</b>	2	Main	3	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3	Above	4	No
<b>Finished Floor (Bsmt):</b>	1,006 sqft	<b>Suite:</b>	Legal Suite	Above	5	Yes
<b>Finished Floor (Total):</b>	2,745 sqft	<b>Crawl/Bsmt Height:</b>		Bsmt	2	No
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Fully Finished,Separate Entry	Bsmt	4	No
<b>Grand Total:</b>	2,745 sqft	<b>Beds In Bsmt:</b>	1 / 4			
		<b># Of Pets:</b>				

Income Revenue Opportunity! Welcome to your custom-built dream home in a quiet, highly sought after neighborhood. 2 legal suites: 1 bedroom & den basement suite and separate 2-bedroom (684 sqft) laneway house. Luxury finishing throughout, features include hardwood floors, 3 gas fireplaces & recreation room in basement with complete wet bar. Spacious gourmet kitchen with built-in oven, gas range top, pantry & huge island/breakfast bar. Upstairs offers a unique Master Bedroom with AC, gas fireplace, private deck & ensuite with separate tub & shower plus 2 additional bedrooms and a full bath. Fantastic city and mountain views from large rooftop deck. Sun drenched, south facing fenced backyard. Level lot with lane access. School catchment: Hastings Community Elementary & Templeton Secondary.