

<b>Depth/Size (ft):</b>	114	<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	2006
<b>Frontage (ft):</b>	50.00	<b>Bathrooms:</b>	4	<b>Age:</b>	18
<b>Lot Area: (sq.ft.)</b>	5,704.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	R-1A
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$6,659.44
<b>Rear Yard Exp:</b>	West			<b>For Tax Year:</b>	2023
<b>View:</b>				<b>P.I.D.:</b>	026-546-361

<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>	Stone,Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Propane 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) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Fibreglass	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Tile,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:**

**Complex / Subdiv:** YORKSON GROVE

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

**Legal:** LOT 39, DIST LOT 124, GROUP 2, NWD PLAN BCP20812

**Amenities:**

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

**Features:** ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Microwave,Security System,Smoke Alarm,Windows - Thermo

**Bylaw Restrict:**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Main</b>	Great Room	16'3 x 17'2	<b>Above</b>	Bedroom	11'11 x 14'10	<b>Bsmt</b>	Workshop	13'2 x 8'6
<b>Main</b>	Eating Area	11'4 x 15'9	<b>Above</b>	Bedroom	12'6 x 13'5	<b>Bsmt</b>	Eating Area	11' x 7'9
<b>Main</b>	Kitchen	11'2 x 14'7	<b>Above</b>	Bedroom	15'4 x 11'3			
<b>Main</b>	Den	14'2 x 9'10	<b>Above</b>	Walk-In Closet	7'1 x 7'4			
<b>Main</b>	Laundry	11' x 5'5	<b>Bsmt</b>	Bedroom	13'5 x 12'7			
<b>Main</b>	Foyer	8'1 x 6'7	<b>Bsmt</b>	Kitchen	11' x 11'10			
<b>Above</b>	Primary Bedroom	17'2 x 13'	<b>Bsmt</b>	Living Room	16'6 x 17'11			

<b>Finished Floor (Main):</b>	1,233 sqft	<b># Of Rooms:</b>	16	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,278 sqft	<b># Of Kitchens:</b>	2	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3	Above	4	No
<b>Finished Floor (Bsmt):</b>	1,233 sqft	<b>Suite:</b>	Unauthorized Suite	Above	5	Yes
<b>Finished Floor (Total):</b>	3,744 sqft	<b>Crawl/Bsmt Height:</b>		Bsmt	4	No
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full,Fully Finished,Separate Entry			
<b>Grand Total:</b>	3,744 sqft	<b>Beds In Bsmt:</b>	1 / 5			
		<b># Of Pets:</b>				

YORKSON GROVE- EXECUTIVE NEIGHBORHOOD OF CRAFTMAN-STYLE HOMES CLOSE TO PARK, WALKING TRAILS & DERBY REACH. 5 BED 4 BATH HOME on QUIET STREET; features Welcoming wrap-around veranda, open, Great-Room style w/Den on main. Waffle ceiling, maple hardwood, slate floors, custom blinds & Decorative stone fireplace create a Whistler- like ambience. Chef's kitchen features granite counters & maple cabinets. 4 bedrooms up- Vaulted Primary suite boasts soaker tub, dbl sinks & oversize shower. Bright FULL Basement- generous room sizes, kitchen, dishwasher, storage, RI Laundry & gas line. Covered sundeck overlooks west-exp Oasis- private rear yard features towering bamboo,screened gazebo (writer/artist retreat?) w/firepit. Entertain, relax, and bird-watch.