

Depth/Size (ft):	111	Bedrooms:	5	Approx. Year Built:	1976
Frontage (ft):	24.38	Bathrooms:	3	Age:	48
Lot Area: (sq.ft.)	10,550.00	Full Baths:	3	Zoning:	RS3
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$5,210.67
Rear Yard Exp:	West			For Tax Year:	2023
View:	No			P.I.D.:	005-995-281

Style of Home:	Rancher/Bungalow w/Bsmt.	Parking:	Total: 8 - Covered: 4
Construction:	Frame - Wood	Covered Parking:	4
Exterior:	Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Triple,Open,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	3 - Fuel: Natural Gas,Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas,Radiant	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Wood	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile,Vinyl/Linoleum,Carpet	Fixtures Rmvd:	Yes

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Storm Sewer,Water
Legal:	PL NWP48640 LT 446 LD 36 SEC 22 TWP 16
Amenities:	
Site Influences:	Cul-de-Sac,Private Setting,Recreation Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Intercom,Microwave,Vacuum - Built In,Wine Cooler
Bylaw Restrict:	
Listing Broker(s):	Vybe Realty, Vybe Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'9 x 8'9	Main	Walk-In Closet	8'11 x 7'1	Below	Games Room	23' x 16'11
Main	Living Room	17'9 x 19'1	Main	Bedroom	9'4 x 7'1	Below	Laundry	11'11 x 12'11
Main	Kitchen	9'9 x 12'7	Main	Bedroom	11'5 x 15'1	Below	Pantry	13'8 x 5'3
Main	Eating Area	14'5 x 7'10	Main	Bedroom	11'6 x 12'11	Below	Storage	12'4 x 15'0
Main	Dining Room	12'8 x 17'5	Main	Bedroom	11'6 x 12'11	Below	Storage	3'4 x 8'
Main	Primary Bedroom	12'8 x 13'4	Below	Media Room	13'10 x 14'7	Below	Utility	7'4 x 7'4
Main	Study	12'8 x 11'10	Below	Bar Room	9'11 x 15'4	Below	Storage	11'11 x 9'9

Finished Floor (Main):	2,454 sqft	# Of Rooms:	22	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	1,848 sqft	# Of Levels:	2	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Below	3	No
Finished Floor (Total):	4,302 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full			
Grand Total:	4,302 sqft	Beds In Bsmt:	0 / 5			
		# Of Pets:				

RARE West Coast Contemporary home on quiet cul-de-sac w/part ownership in private 2.5 acre park. Updated & well maintained 5 bed/3 bath Rancher w/basement, incl. LUXURY high-end finishes throughout; custom solid wood cabinetry, quartz counters, engineered hardwood floors, Fisher Paykel appliances, gas BBQ hook up, fenced yard. Chef's kitchen opens onto the light drenched living room, w/cedar-lined vaulted ceilings, wood burning fireplace. Primary Suite is a personal retreat, boasting sitting area w/gas fireplace, custom walk-in closet, heated floors & rain head shower in en-suite. Downstairs you'll find the media room, rec room complete with bar, and ample storage. 4 car garage or shop is ready for hobbies, w/sani dump in driveway. Too many features to list, you must come see in person!