

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1988
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	36
<b>Lot Area: (sq.ft.)</b>	6,787.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	SFD
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$4,996.00
<b>Rear Yard Exp:</b>	West			<b>For Tax Year:</b>	2023
<b>View:</b>				<b>P.I.D.:</b>	007-402-988

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 2 - Covered: 6
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	6
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Natural 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>	Balcony(s),Fenced Yard,Sundeck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Mixed	<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:**

**Complex / Subdiv:**

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

**Legal:** PL NWP74427 LT 9 DL 232 LD 36

**Amenities:**

**Site Influences:** Central Location,Cul-de-Sac,Private Yard,Recreation Nearby,Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW

**Bylaw Restrict:**

**Listing Broker(s):** Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'10 x 5'11	Above	Bedroom	14'11 x 10'1
Main	Living Room	16'7 x 15'0	Above	Bedroom	10'1 x 11'6
Main	Dining Room	13'6 x 9'7	Above	Primary Bedroom	16'2 x 11'6
Main	Family Room	14'5 x 16'3	Above	Office	11'4 x 7'8
Main	Kitchen	12'0 x 10'4	Above	Recreation Room	10'10 x 20'3
Main	Eating Area	11'4 x 6'7			
Main	Laundry	6'8 x 8'0			

<b>Finished Floor (Main):</b>	2,237 sqft	<b># Of Rooms:</b>	12	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Above	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Above	3	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None	Main	2	No
<b>Finished Floor (Total):</b>	2,237 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Crawl			
<b>Grand Total:</b>	2,237 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>				

This is the one! The perfect 2 storey family home located in Harbour View Estates. This home has everything you'll need to keep the kids happy this summer including a huge backyard, 200 square foot loft that's perfect for a kids play area while located in a quiet cul-de-sac. This home is not just perfect for the kids of course. Parents will love the open and bright kitchen area overlooking the yard, double garage, huge crawl space plus outside shed for storage and large sun deck with a new hot tub, ideal for relaxing or entertaining! Some upgrades include windows, flooring, paint throughout, bathrooms and Pex plumbing. High efficiency furnace with heat pump to keep warm in winter and cool in summer. Located minutes from schools, shopping, restaurants, trails & major routes for commuting.