

Depth/Size (ft):	120	Bedrooms:	3	Approx. Year Built:	1984
Frontage (ft):	60.00	Bathrooms:	3	Age:	40
Lot Area: (sq.ft.)	7,182.00	Full Baths:	3	Zoning:	RA
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$4,488.52
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	000-568-678

Style of Home:	Basement Entry	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	1 - Fuel: Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	PL 19343 LT 3 BLK 20&21 LD 36 SEC 27 TWP 2 PART NW 1/4.
Amenities:	
Site Influences:	Central Location,Private Yard,Recreation Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Homelife Advantage Realty (Central Valley) Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 15'8	Bsmt	Eating Area	10'6 x 12'
Main	Kitchen	12' x 14'65	Bsmt	Kitchen	7' x 12'
Main	Dining Room	15'2 x 8'9	Bsmt	Foyer	5' x 13'6
Main	Primary Bedroom	12'9 x 14'5	Bsmt	Laundry	12'7 x 8'9
Main	Bedroom	10' x 10'6	Bsmt	Den	8'10 x 12'4
Main	Bedroom	9'3 x 12'4			
Bsmt	Family Room	16'9 x 13'3			

Finished Floor (Main):	1,350 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	4	No
Finished Floor (Below):	1,000 sqft	# Of Levels:	2	Main	3	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite	Below	4	No
Finished Floor (Total):	2,350 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full			
Grand Total:	2,350 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Great family home in a great area close to schools and parks! This home has 3 bedrooms and 2 bathrooms on the main with a sunken living room, cozy wood fireplace and a large master bedroom with en-suite. Downstairs has accommodation great for the in laws, with a large family room and access to the rear yard. The fully fenced back yard feels secluded with mature growth and fruit trees with an 18'x8' large sundeck. The oversize double car garage is great for larger vehicles and contains attic space above for extra storage. Don't miss it! Property contains accommodation that is not authorized.