

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1982
<b>Frontage (ft):</b>	86.67	<b>Bathrooms:</b>	2	<b>Age:</b>	42
<b>Lot Area: (sq.ft.)</b>	10,768.00	<b>Full Baths:</b>	1	<b>Zoning:</b>	R-1E
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$4,847.56
<b>Rear Yard Exp:</b>	West			<b>For Tax Year:</b>	2023
<b>View:</b>				<b>P.I.D.:</b>	008-488-975

<b>Style of Home:</b>	Rancher/Bungalow	<b>Parking:</b>	Total: 5 - Covered: 2
<b>Construction:</b>	Other	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Aluminum	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Single
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<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>	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>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:**

**Complex / Subdiv:**

**Services Connected:** Electricity,Natural Gas,Septic,Water

**Legal:** PCL C (J59977E) OF LT 48,NW 1/4 S26,T7,PL38259, NWD

**Amenities:**

**Site Influences:** Central Location,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby,Treed

**Features:** ClthWsh/Dryr/Frdg/Stve/DW,Fireplace Insert,Microwave

**Bylaw Restrict:**

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

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'11 x 13'10	Main	Patio	20'9 x 16'8
Main	Dining Room	11'10 x 8'101			
Main	Kitchen	17'7 x 14'11			
Main	Primary Bedroom	15'2 x 11'10			
Main	Bedroom	10'9 x 10'6			
Main	Bedroom	10'6 x 9'0			
Main	Patio	9'5 x 9'5			

<b>Finished Floor (Main):</b>	1,386 sqft	<b># Of Rooms:</b>	8	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	2	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	1,386 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	1,386 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>				

Fabulous Brookwood location offering a cute 3 bed 2 bath Rancher on a private 10,768 sq ft Lot, quiet street. Home offers large living rm w/ Gas FP, dining rm w/ slider to outdoor covered deck (older outdoor kitchen area), Large Kitchen offering oak cabinets, large island, solarium windows, oodles of storage and counter space. Plus washer/dyer and built-in desk. Large Primary bedroom w/ slider access to deck & 2 pc ensuite. Between extra deep garage and Large attached shed is a breeze way to the amazing WEST facing PRIVATE yard that is Fully fenced. 2 partially covered decks, Artificial Turf, Hot Tub w/ gazebo, outdoor changing room for inground Pool (Pool not operational) With a this location, a little love and creativity you can make this your dream home. walk to Belmont Elem.