

|                           |          |                    |   |                            |             |
|---------------------------|----------|--------------------|---|----------------------------|-------------|
| <b>Depth/Size (ft):</b>   |          | <b>Bedrooms:</b>   | 3 | <b>Approx. Year Built:</b> | 1966        |
| <b>Frontage (ft):</b>     | 78.00    | <b>Bathrooms:</b>  | 2 | <b>Age:</b>                | 58          |
| <b>Lot Area (sq.ft.):</b> | 9,360.00 | <b>Full Baths:</b> | 2 | <b>Zoning:</b>             | RES         |
| <b>Flood Plain:</b>       |          | <b>Half Baths:</b> | 0 | <b>Gross Taxes:</b>        | \$3,586.55  |
| <b>Rear Yard Exp:</b>     |          |                    |   | <b>For Tax Year:</b>       | 2023        |
| <b>View:</b>              | Yes      |                    |   | <b>P.I.D.:</b>             | 009-211-543 |

|                         |                                |                         |                       |
|-------------------------|--------------------------------|-------------------------|-----------------------|
| <b>Style of Home:</b>   | Rancher/Bungalow w/Bsmt.       | <b>Parking:</b>         | Total: 4 - Covered: 2 |
| <b>Construction:</b>    | Frame - Wood                   | <b>Covered Parking:</b> | 2                     |
| <b>Exterior:</b>        | Mixed                          | <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> | 2 - Fuel: Natural Gas          | <b>Distance to:</b>     |                       |
| <b>Water Supply:</b>    | City/Municipal                 | <b>Title to Land:</b>   | Freehold NonStrata    |
| <b>Fuel/Heating:</b>    | Mixed                          | <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>    | Laminate,Mixed,Tile            | <b>Fixtures Rmvd:</b>   | No                    |

|                            |   |
|----------------------------|---|
| <b>View:</b>               | Yes : river   |
| <b>Mgmt. Company:</b>      |   |
| <b>Complex / Subdiv:</b>   | 3RD & STAVE LAKE  |
| <b>Services Connected:</b> | Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water        |
| <b>Legal:</b>              | PL 24822 LT 98 DL 1 LD 36 EXCEPT PLAN 30221.                    |
| <b>Amenities:</b>          |   |
| <b>Site Influences:</b>    | Central Location,Private Yard,Recreation Nearby,Shopping Nearby |
| <b>Features:</b>           | ClthWsh/Dryr/Frdg/Stve/DW,Storage Shed                          |
| <b>Bylaw Restrict:</b>     |   |
| <b>Listing Broker(s):</b>  | RE/MAX Magnolia   |

| Floor | Type            | Dimensions   | Floor | Type      | Dimensions  | Floor | Type            | Dimensions   |
|-------|-----------------|--------------|-------|-----------|-------------|-------|-----------------|--------------|
| Main  | Foyer           | 5' x 5'11    | Bsmt  | Cold Room | 4'6 x 11'8  | Bsmt  | Utility         | 7'1 x 7'     |
| Main  | Kitchen         | 17'3 x 9'5   | Bsmt  | Laundry   | 11'7 x 11'4 | Bsmt  | Bedroom         | 21'8 x 9'1   |
| Main  | Dining Room     | 9'6 x 12'10  |       |           |             | Bsmt  | Recreation Room | 14'11 x 16'4 |
| Main  | Living Room     | 15'7 x 16'6  |       |           |             | Bsmt  | Office          | 14'11 x 10'9 |
| Main  | Primary Bedroom | 13' x 11'7   |       |           |             |       |                 |              |
| Main  | Bedroom         | 8'11 x 11'7  |       |           |             |       |                 |              |
| Main  | Patio           | 29'10 x 14'2 |       |           |             |       |                 |              |

|                                |            |                           |                     |                       |                    |                 |
|--------------------------------|------------|---------------------------|---------------------|-----------------------|--------------------|-----------------|
| <b>Finished Floor (Main):</b>  | 1,232 sqft | <b># Of Rooms:</b>        | 13                  | <b>Bathroom Floor</b> | <b># of Pieces</b> | <b>Ensuite?</b> |
| <b>Finished Floor (Above):</b> | 0 sqft     | <b># Of Kitchens:</b>     | 1                   | Main                  | 4                  | No              |
| <b>Finished Floor (Below):</b> | 1,278 sqft | <b># Of Levels:</b>       | 2                   | Bsmt                  | 3                  | No              |
| <b>Finished Floor (Bsmt):</b>  | 0 sqft     | <b>Suite:</b>             | None                |                       |                    |                 |
| <b>Finished Floor (Total):</b> | 2,510 sqft | <b>Crawl/Bsmt Height:</b> |                     |                       |                    |                 |
| <b>Unfinished Floor:</b>       | 0 sqft     | <b>Basement:</b>          | Full,Fully Finished |                       |                    |                 |
| <b>Grand Total:</b>            | 2,510 sqft | <b>Beds In Bsmt:</b>      | 1 / 3               |                       |                    |                 |
|                                |            | <b># Of Pets:</b>         |                     |                       |                    |                 |

Come home to a beautiful family rancher with full Walk-Out basement easily suitable! This 3 Bed, 2 bath + office really is the perfect family home! The property has 3 good sized bedrooms plus a great sized office that could easily make a 4th bedroom. Lovely open living room, kitchen, dining area, have a tasty family meal & cozy up by the Gas Fireplace on remote. Rec room on the lower floor, plus the office and additional bedroom, have your personal peace on the main floor while the kids have their own space downstairs! sort walk to local schools & play park, Just a 5 minute drive to all amenities (schools, shops, recreation) large yard with large deck, Sit out on a warm day overlooking the river and trees. you Can not go wrong making this your new home! Close to West Coast Express & Park