

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1990
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	34
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	MFD
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$2,800.60
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	473.00	<b>For Tax Year:</b>	2023
<b>View:</b>				<b>P.I.D.:</b>	017-406-404

<b>Style of Home:</b>	2 Storey,Rancher/Bungalow w/Loft	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	
<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>	1 - Fuel: Gas - Natural	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Forced Air	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	

**View:**

**Mgmt. Company:** Leonis Management

**Complex / Subdiv:** THE FOUNTAINS

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

**Legal:** SL 27 PL LMS85 SEC 35 TWP 2 NWD TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

**Amenities:** Club House,In Suite Laundry

**Site Influences:** Central Location,Gated Complex,Private Yard,Recreation Nearby,Shopping Nearby

**Features:** Air Conditioning,ClothWsh/Dryr/Frdg/Stve/DW

**Bylaw Restrict:** Pets Allowed w/Rest.

**Listing Broker(s):** Royal LePage Little Oak Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 12'	Above	Bedroom	18'5 x 13'3
Main	Dining Room	12' x 9'	Above	Storage	6'5 x 5'11
Main	Kitchen	10' x 9'			
Main	Eating Area	9' x 7'			
Main	Primary Bedroom	15' x 13'			
Main	Laundry	6' x 5'			
Above	Bedroom	12'3 x 8'3			

<b>Finished Floor (Main):</b>	1,137 sqft	<b># Of Rooms:</b>	9	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	641 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Main	3	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>		Above	4	No
<b>Finished Floor (Total):</b>	1,778 sqft	<b>Basement:</b>	Crawl			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,778 sqft	<b># Of Pets:</b>	1 - Cats: Yes, Dogs: Yes			

Lovely updated end unit feels like a house. This spacious 3 bdrm, 2 1/2 bath, 2 storey duplex style townhome features a convenient spacious MASTER BEDROOM ON THE MAIN FLOOR with a huge walk-in shower. Updates incl new flooring throughout, new bathroom fixtures, new finish work, gas stove, gas f/p, s/s appliances, 2" blinds and window coverings, nat gas BBQ outlet, central A/C, paint, lighting & more. Tons of windows and natural light. The kitchen has modern cabinets and counters with an adjacent eating area. Large pantry off laundry. 2 lge bdrms up. Storage closet upstairs plus a 4 ft. high crawl space. DBLE GARAGE with plenty of guest parking, plus addl street parking behind unit. Very quiet unit and private patio, all in a secure gated community. Close to transit, schools, and shopping.