

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1981
Frontage (ft):		Bathrooms:	2	Age:	43
Lot Area:		Full Baths:	1	Zoning:	RM45
Flood Plain:		Half Baths:	1	Gross Taxes:	\$2,227.94
Rear Yard Exp:		Maint. Fee:	268.81	For Tax Year:	2023
View:	Yes			P.I.D.:	001-911-228

Style of Home:	2 Storey	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl	Parking Access:	
Foundation:		Parking:	Carport; Single
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric	Property Disc:	No
Outdoor Area:	Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	Yes : Other
Mgmt. Company:	
Complex / Subdiv:	Clearbrook Village
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 264 PLAN NWS1689 PART1 NE SECTION 20 TOWNSHIP 16 LAND DISTRICT 36 TOGETHER WITH AN INTEREST
Amenities:	In Suite Laundry
Site Influences:	Central Location,Recreation Nearby
Features:	Clothes Washer/Dryer,Refrigerator,Stove
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Century 21 Coastal Realty Ltd., Century 21 Coastal Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'0 x 13'0	Above	Bedroom	9'8 x 9'0
Main	Dining Room	10'0 x 10'0	Above	Bedroom	9'8 x 9'2
Main	Kitchen	10'0 x 10'0			
Main	Laundry	5'0 x 3'0			
Above	Primary Bedroom	13'0 x 11'0			

Finished Floor (Main):	600 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	584 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	No
Finished Floor (Bsmnt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,184 sqft	Crawl/Bsmnt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,184 sqft	Beds In Bsmnt:	0 / 3			
		# Of Pets:				

Welcome to the CLEARBROOK VILLAGE!! This well maintained 3 bedroom 2 Bathroom private is perfect for FIRST TIME HOME BUYERS. Fenced backyard is perfect for kids to play. This townhome is steps away from ROTARY STADIUM, all levels of SCHOOLS, public LIBRARY, Superstore and much more. Also, suitable for small investors as Rentals are also allowed. Townhomes in this complex comes with lots of VISITOR parking. Call today to book your personal viewing!!