

<b>Lot Dimensions (ft):</b>	75 x 96	<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1966
<b>Frontage (ft):</b>	75.00	<b>Bathrooms:</b>	1	<b>Age:</b>	59
<b>Lot Area: (sq.ft.)</b>	7,201.00	<b>Full Baths:</b>	1	<b>Zoning:</b>	SF
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$5,131.36
<b>Rear Yard Exp:</b>	North			<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	008811857

<b>Style of Home:</b>		<b>Parking:</b>	Total: 3 - Covered: 1
<b>Construction Materials:</b>	Frame Wood, Wood Siding	<b>Covered Parking:</b>	1
<b>Foundation:</b>	Slab	<b>Parking Features:</b>	Carport Single, Open, Front Access, Driveway
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	0 - Fuel:	<b>Distance to:</b>	Public Transit: 1 BLK - School Bus: 700M
<b>Water Supply:</b>	Public	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air, Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Private Yard	<b>PAD Rental:</b>	
<b>Type of Roof:</b>		<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	Yes

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity Connected, Water Connected
<b>Legal:</b>	PL 25829 LT 104 LD 37 SEC 20 TWP 12 NWD
<b>Amenities:</b>	
<b>Site Influences:</b>	Central Location
<b>Features:</b>	Refrigerator, Stove, Carport Single, Open, Front Access, Driveway, Sundeck, Central Location, Private Yard
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	14'0 x 7'0			
Main	Dining Room	9'0 x 7'0			
Main	Living Room	17'0 x 13'0			
Main	Primary Bedroom	12'0 x 9'0			
Main	Bedroom	8'0 x 10'0			

<b>Finished Floor (Main):</b>	768 sqft	<b># Of Rooms:</b>	5	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	3	0
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	One			
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	768 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	768 sqft	<b>Beds In Bsmt:</b>	0 / 2			
		<b>Pets Allowed:</b>				

INVESTOR ALERT! This charming 1966 built cottage has been enjoyed by the same family for over 27 years! This generous and private lot is located within walking distance to elementary schools, churches, shopping and more! This community has THE most scenic walking and horseback trails! If you have been thinking of making a move to a quiet community that has everything you need and is affordable, this area is for you! Enjoy the vintage A frame style cedar cottage while you work on plans to build your dream house, or invest in this location longterm and watch your investment grow!

