



Class: Detached
Type: Detached
Style: Bungalow
Year Built: 1981
LINC #: [0017605438](#)
Legal Plan: 7810405

Blk: 2 **Lot:** 3

Area: Three Hills
Nearest Town:
Community: None 8888
Postal Code: TOM 2A0
Condo Type: Not a Condo
Possession: 60/Negotiable

Land Use: R-2 **New Hm:**
Title to Land: Fee Simple **Tax Amt/Yr:** \$3,250/2019
Conform Rpt: **Local Imp Amt:**
Restrictions: Utility Right Of Way **HOA:** No
Condo Fee:

Great family Property! Live up and rent the fully furnished 2 bedroom illegal suite downstairs with its own separate entrance. Very spacious 1310 sq. ft. bungalow with lots of storage and an attached double garage. This smoke free home sits on a very large fully fenced and landscaped lot in a nice quiet neighborhood. The main floor of this home has a nice bright open concept, and has a large west facing living room, the kitchen with a large dining room, the master bedroom which has a 2 piece ensuite, 2 more bedrooms, the laundry & a 3 piece bath. The basement is currently rented out at \$1100.00 per month and is completely furnished and all furniture and appliances in the basement are included with the purchase of the home. The basement which is very spacious consists of 2 bedrooms, the kitchen, a large living room, a 3 piece bath and the laundry room. LIVE UP and have your relatives in the Basement! Call for a viewing today!

Rooms & Measurements

Room Type	Dim/M	Dim/Ft	Level	Bedrooms A/T: 3/5 Rms Abv: 7 F/H Baths: 2/1				
Kitchen	4.3X2.8	14'0"X9'1"	M					
Room Type	Dim/M	Dim/Ft	Level	2P	3P	4P	5P	6P
Dining Rm	2.8X3.7	9'1"X12'0"	M	Baths: 1	1	1	0	0
Living Rm	5.0X5.0	16'5"X16'5"	M	EnSt Bth: 0	0	0	0	0
Mstr Bed	3.8X3.7	12'4"X12'0"	M	Level				
Bedroom	2.9X3.9	9'6"X12'9"	M	Main: 121.74				
Bedroom	2.2X2.9	7'4"X9'6"	M	Upper:				
Laundry	2.6X1.7	8'5"X5'5"	M	Above Grade:				
Storage	3.3X2.0	10'9"X6'5"	B	Lower: 121.74				
Utility Rm	2.8X1.9	9'1"X6'4"	B	Below Grade:				
Bedroom	3.2X3.7	10'5"X12'1"	B	Total A.G. 121.70				
Bedroom	3.2X2.6	10'5"X8'6"	B	1,310				
Living Rm	3.7X5.9	12'0"X19'6"	B					
Kitchen	3.4X6.0	11'0"X19'8"	B					
Laundry	3.4X2.8	11'0"X9'4"	B					

Property Information

Basement: Full-Fully Finished
Suite: Suite - Illegal
Construction: Wood Frame
Foundation: Concrete
Exterior: Brick, Composite
Roof Type: Asphalt Shingles
Front Exp: West
Garage Dim: 20'3" x 27'0"
Parking: 2/Double Garage Attached
Features: Deck, No Smoking Home
Site Influences: Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Schools, See Remarks, Shopping Nearby
Goods Included: Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, See Remarks, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum System(s), Washer, Window Coverings-All
Goods Excluded: 2 TV mounts, window coverings in 2 main floor bedrooms
HOA Fee Incl:

Heating: Forced Air-1, In Floor Heat System
Fin FP/Rgh-In:
Lot Shape: Rectangular
Lot Sq M: 935.35 m2
Frntg X Depth: 19.8x47.24
Flooring: Carpet, Linoleum, Vinyl Plank

Fuel: Natural Gas
Fuel:

Agent & Office Information

List Firm: CIR REALTY **List Date:** 06/18/2019
Ownership: Private
Exclusion/SRR: No/No

Printed: 06/24/2019

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).