



List Price:	\$1,798,000	Previous Price:	
		Original Price:	\$1,798,000
Complex/Subdiv:			
Frontage:	66.00 ft	Bedrooms:	5
Depth/Size:	130	Bathrooms:	6
Lot Area SqFt:	7,800	Full Baths:	5
Rear Yard Exp:		Half Baths:	1
Meas Type:	Feet	If New GST/HST Incl:	
Flood Plain:		Zoning:	RS1/E
View:	Serv. Connected: Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		

Style of Home:	2 Storey	Total Parking:	Covered Parking: 3
Construction:	Brick, Frame - Wood	Parking Access:	Front
Foundation:	Concrete Slab	Parking Facilities:	Garage; Triple
Exterior:	Brick		
Rainscreen:		R/I Plumbing:	Dist to Public Trans: 2 Blocks
Type of Roof:	Tile - Concrete		Dist to School Bus:
Renovations:		Reno Year:	TBA
Flooring:	Mixed	Title to Land:	Freehold NonStrata
Water Supply:	City/Municipal	Seller's Interest:	Court Ordered Sale
Heat/Fuel:	Radiant, Natural Gas	Mortgage Info:	\$0
No. of Fireplaces:	3	R/I Fireplaces:	Property Disclosure: N - none
Fireplace Fuel:	Gas - Natural		Out Buildings:
Outdoor Area:	Fenced Yard		
Pad Rental:			
Fixtures Leas:	N		
Fixt Removed:			

Legal: PL 15266 LT 84 BLK 4N LD 36 SEC 21 RNG 6W
 Amenities:
 Site Influences: Central Location, Private Setting, Shopping Nearby, Recreation Nearby
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13' X 14'5	Above	Master Bedroom	17' X 13'9			X
Main F.	Dining	12' X 14'4	Above	Bedroom	12'10 X 12'3			X
Main F.	Kitchen	13'7 X 10'5	Above	Bedroom	12'6 X 14'			X
Main F.	Wok Kitchen	5'4 X 9'3	Above	Bedroom	12'1 X 14'3			X
Main F.	Eating Area	18' X 10'			X			X
Main F.	Family Room	18' X 13'4			X			X
Main F.	Office	12'7 X 11'4			X			X
Main F.	Media Room	23' X 13'4			X			X
Main F.	Bedroom	10'8 X 10'10			X			
Main F.	Laundry	10'10 X 6'			X			

Floor Area (SqFt):		Bathrooms	
Main Floor Area SqFt:	2,288	Total # Rooms:	14
Finished Floor Up SqFt:	1,536	# Kitchens:	1
Finished Floor Down:	0	Finished Levels:	2
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:	4
Total Finished Floor SqFt:	3,824	Basement Area:	None
Unfinished Floor:	0	Suite:	7
Grand Total Floor Area:	3,824		8

Listing Broker(s): Macdonald Realty Ltd.

Luxurious 5 bedroom home is sought after Garden City location. Large private lot with gated front drive. Elegant home with soaring 20' ceilings in LR/DR. Beautiful mill work finishes. Hardwood, tile, granite floors all heated. Plus great Kitchen and wok kitchen. Beautiful media room too. 5 spacious bedrooms with en suite baths, 3 car garage and private yard. Close to good schools. Garden City Elementary, Palmer Secondary and St. Paul's school.