

# #111-445 Yates Road

## *Property Features*

- Single family home in the sought after gated community
- Centrally located to a full spectrum of amenities, this home boasts an excellent floorplan and notable detail sure to impress
- The bright kitchen opens to the dining area with a fireplace which flows to the fenced outdoor area
- A generous sized living room is flooded with natural light through the large windows
- The main is complete with primary bedroom with a full ensuite plus a second bedroom and full bathroom
- The lower level is ideal for growing families with 2 more bedroom options, an office nook, and fourth multi-purpose room currently as a workshop
- Enjoy the quite backyard with mountain views, or front space for afternoon sun





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FOR MORE INFORMATION CALL

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**Year Built:** 1997

**2880 square feet**

**Taxes :** \$3,744.04

**4 Bedrooms 3 Bathrooms**

### MAIN LEVEL

Kitchen	11'2 x 10'11
Living Room	20'9 x 14'8
Dining Room	12'6 x 21'0
Full Bathroom	
Entry	7'10 x 6'2
Laundry	11'10 x 7'11
Primary Bedroom	11'11 x 16'5
Ensuite Full	
Bedroom	10'2 x 12'0

**Parking:** Attached Double Garage + Driveway

**Lot Size:** .89 acre

### UPPER LEVEL

Family Room	15'7 x 15'3
Nook	14'11 x 8'3
Storage	7'3 x 5'11
Nook	11'4 x 13'0
Storage	7'5 x 9'2
Bedroom	13'0 x 13'5
Bedroom	16'7 x 11'4
Full Bathroom	



The information contained herein is deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.

