



Fort **62 South Fort** **LP: \$284,900**
102 SANTANA CR **SP:** **ACTIVE**

Type: Half Duplex
Style: 2 Storey
Year Built: 2014
Full Baths: 2
Half Baths: 2
Tot A.G. SqFt: 1,266.82

Listing ID#: E4212809
Bdrms Above: 3
Bdrms Total: 3
Basement: Full
Bsmnt Dev: Unfinished
Tot A.G. SqM: 117.69

Welcome to South Fort! This well maintained Half-Duplex features 3 bedrooms 2 full bathrooms and 2 half bathrooms. The main floor showcases the open floor plan with the ample kitchen, dining room that can easily seat 8 and the living room. The backyard is fenced and looks out over a field of green. The upstairs has a large master bedroom with walk in closet and 4 piece ensuite. the main 4 piece bathroom is at the top of the stairs and the other 2 bedrooms look out the back over the field. The basement is mostly a blank canvass waiting for your creativity, but it already has a 2 piece bathroom in place and the laundry is down there as well. The single attached garage will hold your car with room for a 2nd on the driveway. All this in a great community close to schools, shopping and great neighbours! All appliances are included as well as Central A/C!

Directions:

Virtual Tour: <https://vimeo.com/454164785>

Brochure: <http://www.102-SantanaCrescent.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
Baths:	0	2	0	1	0	0	Main:		
Ensuite Baths:		0	0	1	0	0	Uppr:		
Finish Levels:	2						AbGd:		
Fireplace Y/N:	Fireplace Type:						Lowr:		
Parking:	Single Garage Attached						BIGd:		
Garage Dim:	Prk Encl/Ttl: 1 / 2						Total A.G.:	117.69	1,266.82

Living Room:	5.46x3.35	M	Master Bedroom:	3.96x3.96	U
Dining Room:	3.05x2.44	M	Bedroom 2:	3.35x3.05	U
Kitchen:	4.57x2.74	M	Bedroom 3:	3.66x2.74	U
Family Room:			Bedroom 4:		
Den:					
Bonus Room:					

Flooring: Carpet, Ceramic Tile, Laminate Flooring
Construction: Wood Frame
Roof: Asphalt Shingles
Exterior: Stone, Vinyl
Site Influences: Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby

Foundation: Concrete
Heating Type: Forced Air-1
Heat Source: Natural Gas
Features: Detectors Smoke, Vinyl Windows

Goods Included: Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Restrictions: None Known

Goods Excluded:

Warranty:

Elem School: **Jr. High School:** **Sr High School:**

Condo Name:	Condo Fee Incld:
Condo Fee:	HOA Fee:
Floor Location:	Floor Number:
Balcony/Terrace	Unit Exposure:
	HOA Fee Incl:

Total Lot M2: 270.16
Frontage: **Depth:**
Conform: **Conform Yr:**
Taxes: \$2,249.66 2019
Lot Shape: Rectangular **Lot Dimen:**
Zoning:
Front Expos: North
Local Improve: