Sherwood Park **25** **Nottingham** **LP:** **$675,000**
4 NOTTINGHAM HB **SP:**

ACTIVE

Type:	Detached Single Family	**Listing ID#:**	E4151702
Style:	2 Storey	**Bdrms Above:**	3
Year Built:	2000	**Bdrms Total:**	4
Full Baths:	3	**Basement:**	Full
Half Baths:	1	**Bsmnt Dev:**	Fully Finished
Tot A.G. SqFt:	2,336.86	**Tot A.G. SqM:**	217.10

Triple garage! Lakeside location! Walkout basement! Step inside this Jayman home in Nottingham and you'll be drawn to the wall of windows looking out to the lake. The well-planned kitchen shares a 3-sided fireplace with the family and dining rooms, and features stainless steel appliances, granite counter tops and loads of storage, plus a huge walk-in pantry with 2nd fridge! A large mud room, walk-in pantry with fridge, main floor laundry and central air make this home as functional as it is attractive. Designed for family life, there's a flex room off the foyer, a second floor bonus room, and a huge lower level family room in the walk-out basement. The master suite has a luxurious ensuite with jacuzzi and large shower. Two more bedrooms on this level plus another in the basement provide room for family and guests! The walkout basement has heated floors and access to the covered patio. With over 3,000 sf of living space, it's an ideal family home and the location is exceptional. Make this your new home!

Directions:

Virtual Tour: **Brochure:** http://www.4-NottinghamHarbour.com

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc
Baths:	0	1	0	2	0	0
Ensuite Baths:		0	0	0	1	0

Finish Levels:	3				
Fireplace Y/N:	Y	**Fireplace Type:**	Three Sided	**Fireplace Fuel:**	Gas
Parking:	Heated, Insulated, Triple Garage Attached				
Garage Dim:	7.01x7.01	**Prk Encl/Ttl:**	3 / 6		

Level	SqM	SqFt
Main:		
Uppr:		
AbGd:		
Lowr:		
BlGd:		
Total A.G.:	217.10	2,336.86

Living Room:	5.49x3.96	M	**Master Bedroom:**	4.27x4.81	U	**Laundry Room**	1.83x1.52	M
Dining Room:	3.96x2.44	M	**Bedroom 2:**	3.35x3.05	U	**Utility Room**	4.42x3.05	B
Kitchen:	4.42x3.35	M	**Bedroom 3:**	3.35x3.05	U			
Family Room:	3.66x3.51	B	**Bedroom 4:**	3.35x3.20	B			
Den:	3.51x3.20	M	**Recreation Room**	3.96x3.66	B			
Bonus Room:	4.27x3.66	U						

Flooring:	Carpet, Ceramic Tile, Hardwood	**Foundation:**	Concrete
Construction:	Wood Frame	**Heating Type:**	Forced Air-1
Roof:	Cedar Shakes	**Heat Source:**	Natural Gas
Exterior:	Brick, Vinyl	**Features:**	Air Conditioner, Deck, No Smoking Home, Patio, Sprinkler Sys-Underground, Walkout Basement
Site Influences:	Hillside, Landscaped, Low Maintenance Landscape, Park/Reserve, Schools, Shopping Nearby, View Lake, Waterfront Property, See Remarks		

Goods Included: Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Stove-Electric, Vacuum System Attachments, Washer, Window Coverings, Refrigerators-Two, Garage heater

Restrictions: None Known

Goods Excluded: Hot tub.

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:	623.00		**Lot Shape:**	Rectangular	**Lot Dimen:**
Frontage:		**Depth:**	**Zoning:**		
Conform:		**Conform Yr:**	**Front Expos:**	North	
Taxes:	$5,129.62 2018		**Local Improve:**		