



Rural Beaver County		M 4	R 20	T 51	S 35	Q SW LP:	\$485,000
72 20120 Twp Rd 515		T0B 4J0		SP:			
Listing ID #	E4500524	ACTIVE					
Building Type	Detached Single Family	Agricultural					
Style	Bungalow	Sold Date					
Year Built	2003	Beds Above/Total	2	/	4		
Total Acreage	1.510	Baths Half/Full	0	/	3		
Community	Sherwood Forest	Total Baths	3.0				
Nearest Town	Tofield	Tot Floor AG SqM	128.03				
Dist to Town		Tot Floor AG SF	1,378.11				

Meticulously maintained open-concept bungalow offering 2+2 bedrooms on a beautifully treed, private acreage with the convenience of municipal water. The bright main floor features vaulted ceilings and an open-concept family room, kitchen and dining area. The family room showcases a cozy gas fireplace with mantel and large windows that fill the home with natural light. The kitchen offers a large island with seating for 4-5, tile backsplash, walk-in pantry and dining area with a French door leading to a covered rear deck overlooking the beautifully landscaped backyard. The primary bedroom features large windows, a walk-in closet and a 4-piece ensuite with soaker tub and corner shower. A second bedroom, 4-piece bath and main floor laundry complete the main level. The fully developed basement offers two additional bedrooms, a spacious family room with a cozy wood-burning stove, large windows and a 3-piece bath. An oversized 25' x 24' attached garage completes this exceptional family acreage.

Directions

Living Room	4.05x4.59	M	Bedroom 3	3.94x3.36	B	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	4.27x2.48	M	Bedroom 4	3.09x5.52	B	1	3	B	No	Main		
Kitchen	4.01x3.65	M	Laundry Room	2.52x1.65	M	2	4	M	No	Upper		
Family Room	7.24x7.70	B	Storage Room	2.73x3.17	B	3	4	M	Yes	Above Grd		
Den			Utility Room	2.06x3.72	B	4				Lower		
Bonus Room						5				Below Grd		
Primary Bedrm	5.07x3.49	M				6				Tot Flr AG	128.03	1,378.11
Bedroom 2	3.05x3.05	M				7				# Finished	2	

Heat Source	Natural Gas	HS Desc	Paid For	Construction	Wood Frame
Heat Type	Forced Air-1			Basement/Dev	Full / Fully Finished
Foundation	Concrete			Separate Ent	
Roof Type	Asphalt Shingles			Lot Shape	Front Exp
Exterior	Vinyl			Front x Depth	(m) x (m)
Flooring	Carpet, Hardwood, Laminate Flooring			Zoning	
Features	Deck, Front Porch			Tax Amount	\$4,125.90 / 2026
				Fireplace	Fuel
				FP Type	
				Acres Freehld	Acres Leasehld
				Major Use	
Goods Incl	Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings			Env Assessmt	Type
				Reg Wtr Rights	Acres Water Rights
				Water Desc	Paid For Phone Desc Paid
				Water Supply	Municipal
Goods Excl				Sewer/Septic	Septic Tank & Mound
Site Features	Corner Lot, Fruit Trees/Shrubs, Treed Lot, Vegetable Garden			Power Service	Paid For
				Out Building	
Parking	Double Garage Attached			Road Access	Paved Driveway to House

Park Encl/Tot / Garage Dim		2nd Suite	No	Permit By Seller
Conform/Yr	/	Garden Suite		Garage Suite
Condo Name		HOA Fee		HOA Fee/Sched /
Condo Fee	/	HOA Fee Incls		
Fee Includes				