

LARGE-LOT UTILITY SPEC

12 PARKING + RV
SHOP + GREENHOUSE
POOL + SUNDECK
A/C + GAS HEAT
17,909 SQ FT LOT

Pool. Parking. Storage. Systems. Oversized Vehicle Capacity.

17,909

SQ. FT. FLAT LOT

12

PARKING SPACES

2,439

SQ. FT. HOME

POOL +
SYSTEMS

OUTDOOR LIVING
INFRASTRUCTURE

THE LARGE-LOT UTILITY SPEC

OWNER-PROVIDED — BUYER TO VERIFY

01 PARKING + ACCESS

- 12 parking spaces plus additional parking
- Front and side access
- Double garage
- RV access and parking
- Large-truck-scale parking potential
- Room for work trucks, trailers, boats and RVs

02 SHOP + STORAGE UTILITY

- Workshop and storage space
- Greenhouse
- Sheds
- Room for tools, gear, seasonal storage and equipment
- More functional storage flexibility than a standard subdivision lot

03 POOL + OUTDOOR INFRASTRUCTURE

- Outdoor pool
- Private fenced yard
- Patio and sundeck areas
- Pool heating, filtration, circulation and plumbing systems
- Outdoor layout built for real summer use, not just looks

04 HOME COMFORT SYSTEMS

- Air conditioning
- Natural gas heating
- Gas fireplace
- Wet bar
- Domestic hot-water system
- Central home-heating infrastructure

05 LARGE-LOT LIVING

- 17,909 sq. ft. flat lot in Albion
- Quiet, private setting
- Walkable to Samuel Robertson Technical Secondary (approx. 0.27 km per REW)
- Space for family, vehicles, hobbies, entertaining and storage
- Long-term flexibility a standard subdivision lot cannot match

POOL + SOLAR + FILTRATION + CIRCULATION | HYDRONIC HEAT + HOT WATER + A/C + GAS | 12 PARKING + SHOP + GREENHOUSE

RECENT UPDATES · OWNER-REPORTED

- Roof reportedly replaced late 2024
- Main-floor west-facing windows and sliding doors reportedly 2018
- Pool liner reportedly 2016
- Back fence reportedly replaced 2025
- Pool boiler, pump and filter reportedly replaced (timing to verify)
- Hot-water tank believed to be 2023
- Home boiler believed original and serviced periodically