

<b>Depth/Size (ft):</b>	131	<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	1983
<b>Frontage (ft):</b>	55.00	<b>Bathrooms:</b>	3	<b>Age:</b>	41
<b>Lot Area: (sq.ft.)</b>	7,226.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	RES
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$6,093.81
<b>Rear Yard Exp:</b>	North			<b>For Tax Year:</b>	2024
<b>View:</b>				<b>P.I.D.:</b>	002-594-021

<b>Style of Home:</b>	Basement Entry	<b>Parking:</b>	Total: 4 - Covered: 2
<b>Construction:</b>	Other	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	3 - Fuel: Natural Gas,Wood	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Baseboard,Forced Air	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Laminate,Vinyl/Linoleum,Carpet	<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:**

**Complex / Subdiv:** Bear Creek Green Timbers

**Services Connected:** Electricity,Natural Gas,Sanitary Sewer,Water

**Legal:** LT 470 LD 36 SEC SW 34 TWP 2 PL 60716

**Amenities:**

**Site Influences:** Central Location,Golf Course Nearby,Paved Road,Private Yard,Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW

**Bylaw Restrict:**

**Listing Broker(s):** Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'10 x 13'4'	Main	Bedroom	15' x 12'
Main	Dining Room	11'7' x 10'6'	Bsmt	Recreation Room	15'10 x 23'8'
Main	Kitchen	8'1" x 7'3"	Bsmt	Bedroom	9'6" x 10'10"
Main	Eating Area	8'5" x 7'9"	Bsmt	Bedroom	11'1 x 10'7"
Main	Family Room	14'5' x 13'6'	Bsmt	Kitchen	15' x 10'11"
Main	Primary Bedroom	12'11 x 12'8'	Bsmt	Laundry	5'4" x 6'6"
Main	Bedroom	11'8' x 8'11'			

<b>Finished Floor (Main):</b>	1,597 sqft	<b># Of Rooms:</b>	13	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	2	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Main	3	Yes
<b>Finished Floor (Bsmt):</b>	1,153 sqft	<b>Suite:</b>	Unauthorized Suite			
<b>Finished Floor (Total):</b>	2,750 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Fully Finished,Separate Entry			
<b>Grand Total:</b>	2,750 sqft	<b>Beds In Bsmt:</b>	2 / 5			
		<b># Of Pets:</b>				

Welcome home to Bear Creek Green Timbers. Bring some fresh ideas to this well loved house that boasts a 2 bedroom basement suite for a mortgage helper with 2 water heaters (one for each floor). The roof was redone in 2013. There are 2 wood burning fireplaces upstairs to curl up to during the winter and a gas fireplace downstairs to help keep the suite warm. The backyard is very private and has a nice size deck adjacent to the family room and kitchen, with a bonus above ground pool that has a newer pump. Shopping, elementary schools, parks, transit and a golf course are all close by. This is a rare find in a great neighborhood so book your showing soon.