

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

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

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

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.