

Fairmount, Clayton Park, Rockingham

## 36 Birkdale Crescent

\$639,900



### Ernie Buote, FRI

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## Description

Welcome to 36 Birkdale Crescent in sought after Clayton Park. This Four Bedroom, Two Bath home will meet all of your space requirements and more. The South facing main floor living room is unusually large and complete with a large wood fireplace, also located on the main floor is a separate dining room, functional kitchen, two bedrooms and a four piece bath. The lower level offers great space and convenience with two bedrooms, four piece bath, spacious rec room and walkout basement accessing the backyard. The expansive car port will easily handle to vehicles allowing cover from the elements and extra parking space. Conveniently located on a

quiet crescent, within walking distance of parks, trails, Canada Games Centre and amenities of Bayers Lake. Enjoy easy access to Highways 102 & 103.

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## Specifications

MLS <sup>®</sup> Number	202614234
Class	Residential
Type	Single Family
Bedrooms	4
Bathrooms (full/half)	2/0
Main Living Area	1,140 sq. ft.
Total Living Area	2,160 sq. ft.
Age	62 years old
Parking	Driveway and Car Port
Garage	Car Port 31 X 11
Flooring	Ceramic,Hardwood,Laminate,Tile,Vinyl
Heating	Baseboard,Fireplace,Furnace
Fuel Type	Oil
Water Source	Municipal
Sewage Disposal	Municipal

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## Room Sizes

### Main Floor

Living Room	18.7 X 13.6
Dining Room	13.6 x 8.11
Kitchen	13.5 X 9

Bath 1	10 X 4
Primary Bedroom	13.10 X 13
Bedroom	12.11 X 9

#### Lower Level

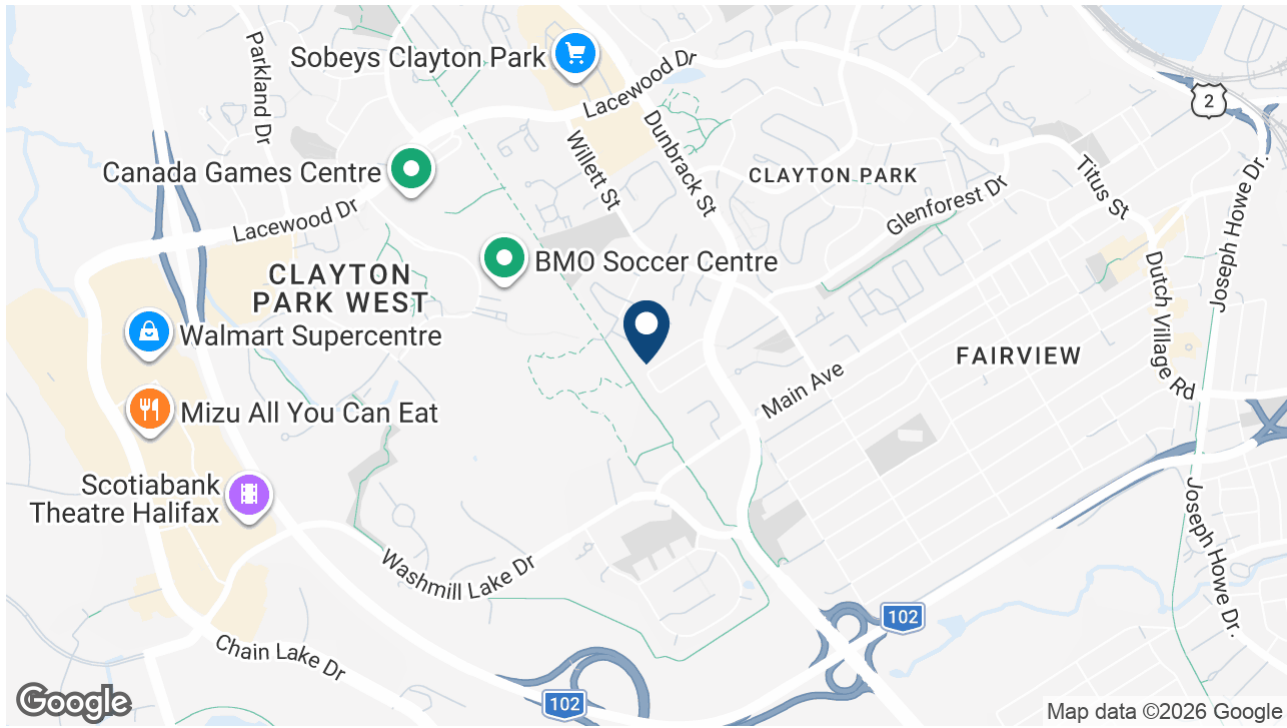
Rec Room	25.6 X 13
Bath 2	8 x 4.10
Bedroom	13 X 13
Bedroom	12.10 X 9
Laundry	13 X 8
Utility	13 X 10

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## **Income Information**

Rental Income	No
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# Location



# Photos



