

# All Photos View

MLS® 18006906

Price: \$324,500

Address: 1636 BIRCHWOOD





## Cross Property Client Full



MLS®#: [18006906](#) List Price: **\$324,500**  
 Status: **Active** Property Type: **Residential**  
 Major Area: **Windsor-Essex** District: **60**  
 Trans. Type: **Sale** Sub-District: **62**  
 Legal Description: **PLAN M 171 LOT 119**  
 Address: [1636 BIRCHWOOD](#)  
 City/Town/Munic: **Lakeshore, Ontario NOR 1A0**  
 Side of Road: **North**  
 Nearest Cross St: **BEECHWOOD**  
 Nearest Town:  
 Area/Property Known As:  
 Property Size: **50.98 x IRREG FT**  
 Acreage: Approx Sq Ft:  
 Zoning: **RES** Occupancy: **Seller**  
 Possession: **30-60 DAYS**

Remarks: **IMPRESSIVE RAISED RANCH IN WILLOW WOOD SUBDIVISION NEAR BELLE RIVER, FEATURES INCLUDE IN-GROUND SWIMMING POOL, HARDWOOD FLOORING, 3-4 BEDROOMS, 2 BATHS, 2-TIERED DECK, LOWER LEVEL FULLY FINISHED WITH GAS FIREPLACE IN FAMILY ROOM, 4TH BEDROOM AND 2ND BATH.**

Year Built: **1996**

Approx Taxes/Year: **\$2906.00/2018**

### Interior Features

Basement: <b>Full</b>	Basement Development: <b>Finished</b>
Heating/Cooling: <b>Central Air Conditioning, Forced Air</b>	Heating Fuel: <b>Natural Gas</b>
Flooring: <b>Carpeted, Ceramic/Porcelain, Hardwood/Engineered Hrwd, Laminate</b>	Fireplace Fuel: <b>Gas</b> #:
Fireplace Type: <b>Direct Vent</b>	2nd Fireplace Fuel: #:
2nd Fireplace Type:	HWT - Type: <b>Gas</b>
Hot Water Tank: <b>Rented</b>	
Rental Equipment: <b>None</b>	
# of Bedrooms: <b>3+1</b>	Total Bathrooms: <b>2.0</b> # R-In Bathrooms:      Ensuite:
Appliances Included: <b>Dishwasher, Washer, Dryer, Fridge &amp; Stove</b>	
Indoor Features:	

### Rooms

<u>Lvl</u>	<u>Room</u>	<u>Room Size</u>	<u>Lvl</u>	<u>Room</u>	<u>Room Size</u>	<u>Lvl</u>	<u>Room</u>	<u>Room Size</u>
<b>M</b>	<b>Foyer</b>		<b>M</b>	<b>Kitchen</b>		<b>M</b>	<b>Eating Area</b>	
<b>M</b>	<b>Living Room</b>		<b>M</b>	<b>Master Bedroom</b>		<b>M</b>	<b>Bedroom</b>	
<b>M</b>	<b>Bedroom</b>		<b>L</b>	<b>Family Room / Fireplace</b>		<b>L</b>	<b>Office</b>	
<b>L</b>	<b>Bedroom</b>		<b>M</b>	<b>4 Pc. Bathroom</b>		<b>L</b>	<b>3 Pc. Bathroom</b>	

### Exterior Features

Type of Dwelling: <b>Raised Ranch W/ Bonus Room</b>	Parking Type: <b>Attached Garage, Double Garage</b>
Driveway: <b>Double Width Or More Drive</b>	
Exterior Finish: <b>Aluminum/Vinyl, Brick</b>	Foundation: <b>Concrete</b>
Roof Material: <b>Asphalt Shingle</b>	
Site Influences: <b>Fenced Yard</b>	Utility Sewer/Avail: <b>Sanitary/Connected</b>
Outdoor Features: <b>Inground Pool, Pool Equipment</b>	
Utility Water/Avail: <b>Municipal Water/Connected</b>	

### Miscellaneous

Rental Income:	Garbage Pickup Provided:	UFFI:	Handicap:
SPIS:	Retrofit Certificates:	Survey Avail:	Work Order:
Mobile/Leased Land Fees:	Mortgage: <b>Treat As Clear</b>		Local Improve:

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