

8012 W DAVIS STREET
NILES





ROOM DIMENSIONS

LIVING ROOM : 20' x 13'

DINING ROOM : 14' x 12'

KITCHEN : 10' x 10'

FAMILY ROOM : 19' x 10'

ENCLOSED 3 SEASON : 22' x 10'

PRIMARY BEDROOM : 12' x 12'

BEDROOM 2 : 13' x 10'

BEDROOM 3 : 12' x 10'

RECREATION ROOM : 37' x 18'

LAUNDRY/2ND KITCHEN : 15' x 11'

UTILITY RM/STORAGE : 22' x 9'

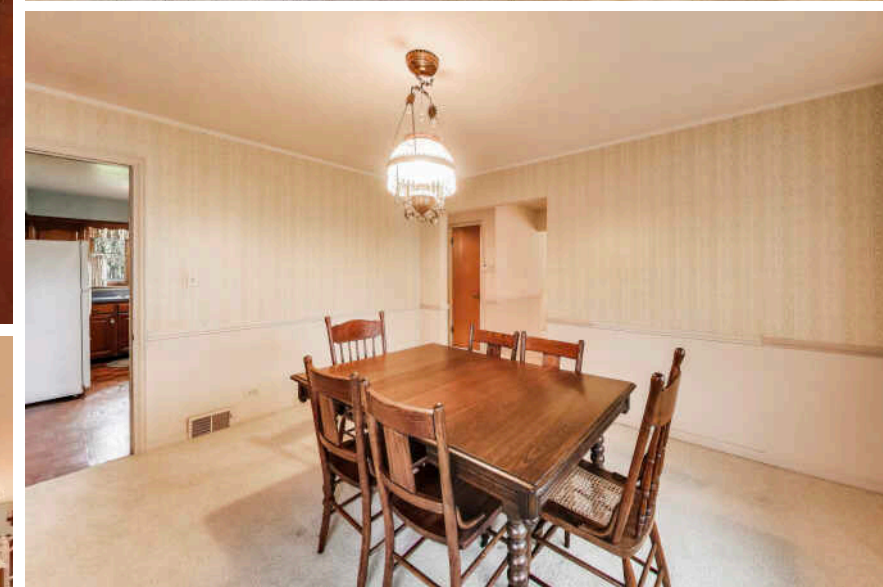
3 BEDROOM

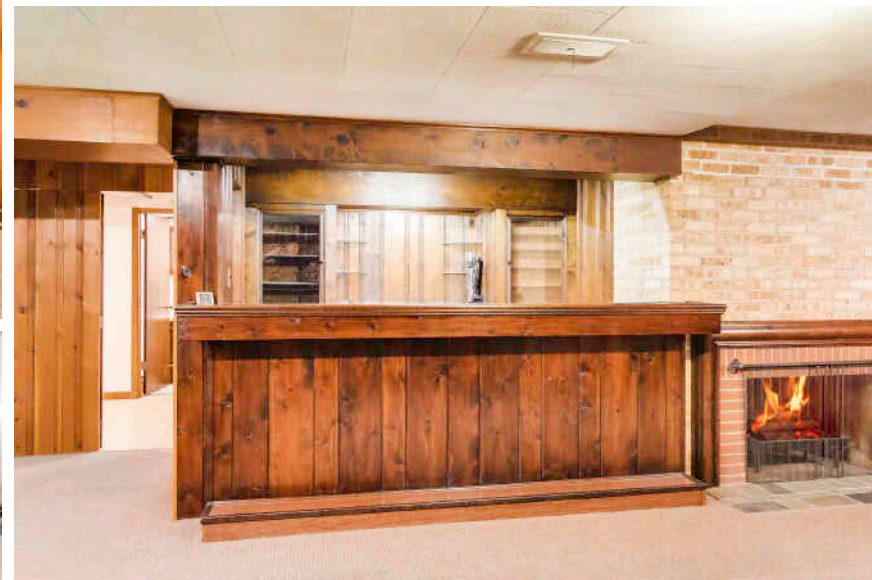
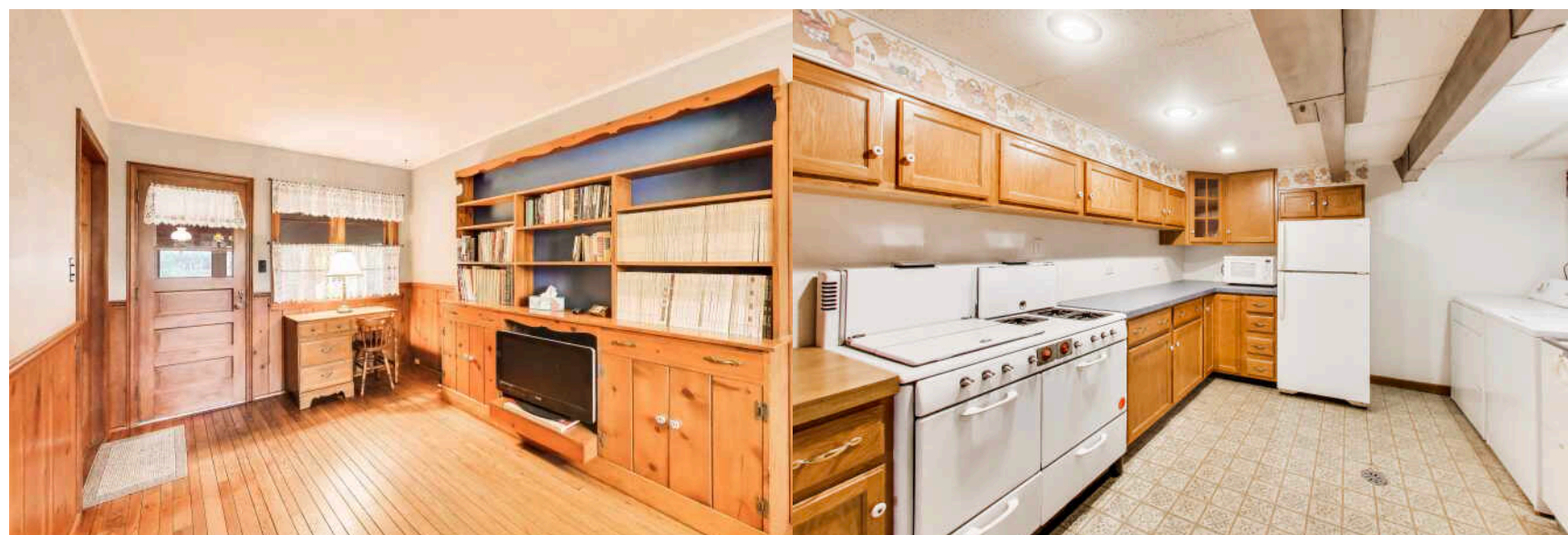
2.1 BATH

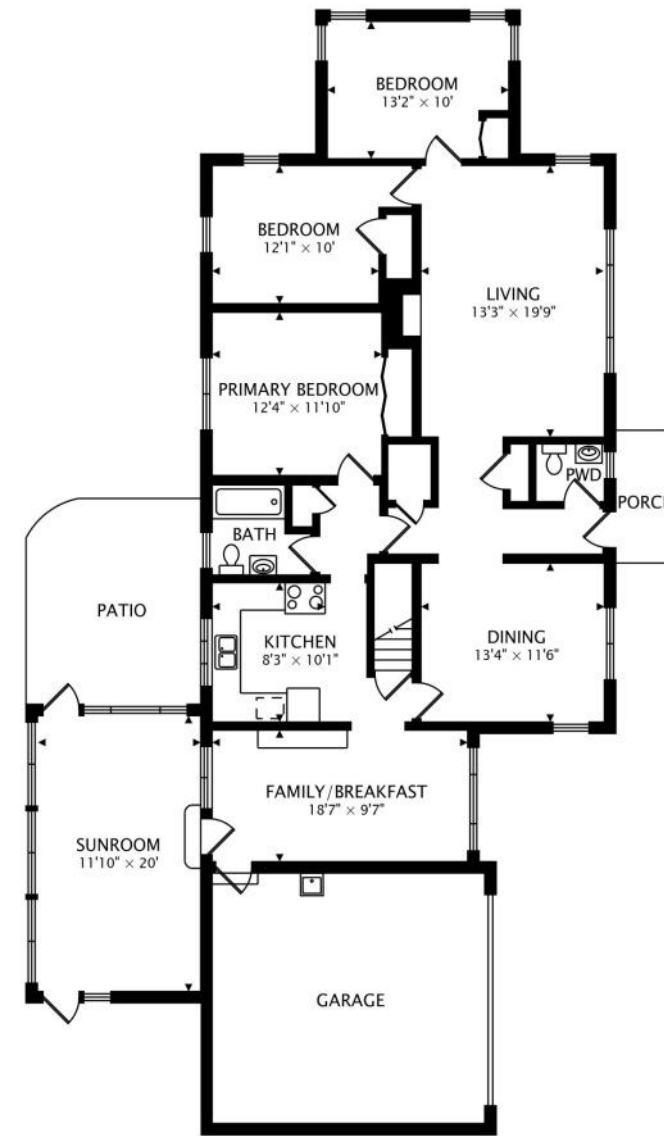
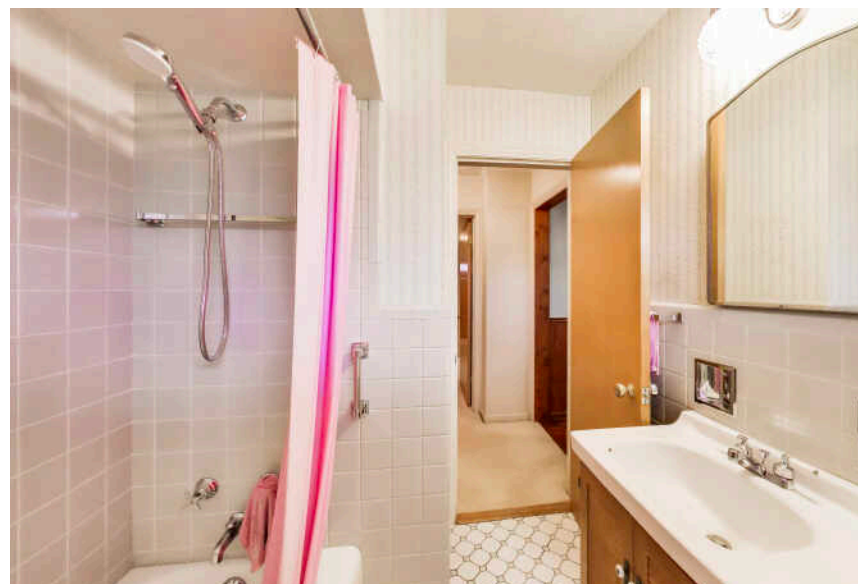
TAXES: \$8,837

125' X 125' SPRAWLING LOT SURROUNDS A WONDERFUL BRICK HOME WITH 2+ CAR ATTACHED GAR

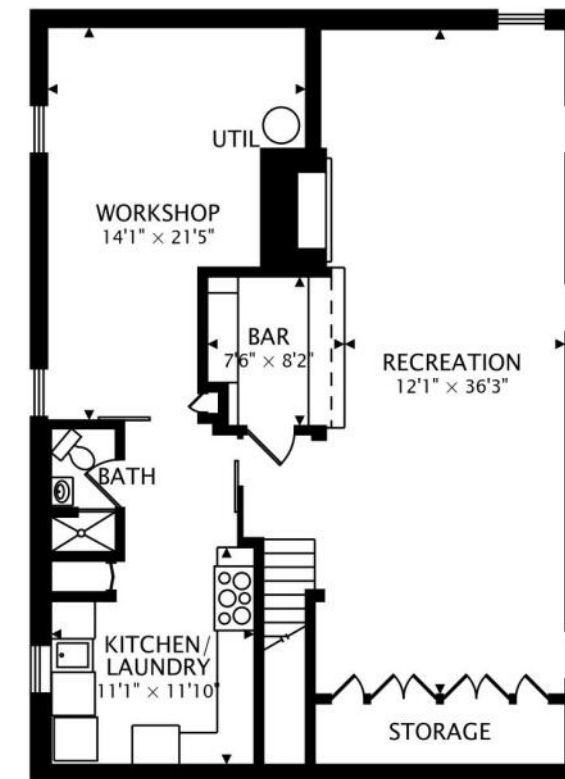
Incredible opportunity in a number of ways - 4 to point out. (1) Enjoy this quality built (cared for!) one family sprawling brick ranch home on a lovely 125' x 125' lot surrounded and across from a number of custom built substantial homes offering great location to schools, shopping & more. (2) The lot can also be subdivided (verified with Village) into two 62'.5" x 125' for 2 future custom homes. (3) Build upon and expand the current home into your own design with unlimited possibilities. (4) Build your dream home on the incredible lot without most square footage restrictions with 125' frontage. Worth keeping? Yes! Enjoy entertaining family/guests main level & finished basement, approx 1,906 sq ft of living space that includes formal living room w/fireplace (gas log), separate dining room, 1st flr family rm/den, large enclosed 3 season porch with baseboard heating, custom finished basement of 1,286 sq ft with family room and 2nd fireplace (wood burning), classic wet bar, 2nd kitchen/laundry room combination, 2nd full bathroom and must see tool/storage/furnace room. Hardwood floors under all carpet on main level, overhead sewer & ejection pump. Lots of closets and storage. Roof - June 2014, 2 car+ attached garage has older gas heater. Exterior access - attached brick storage shed behind garage plus nice detached storage/gardening shed. Include as-is with any offer.



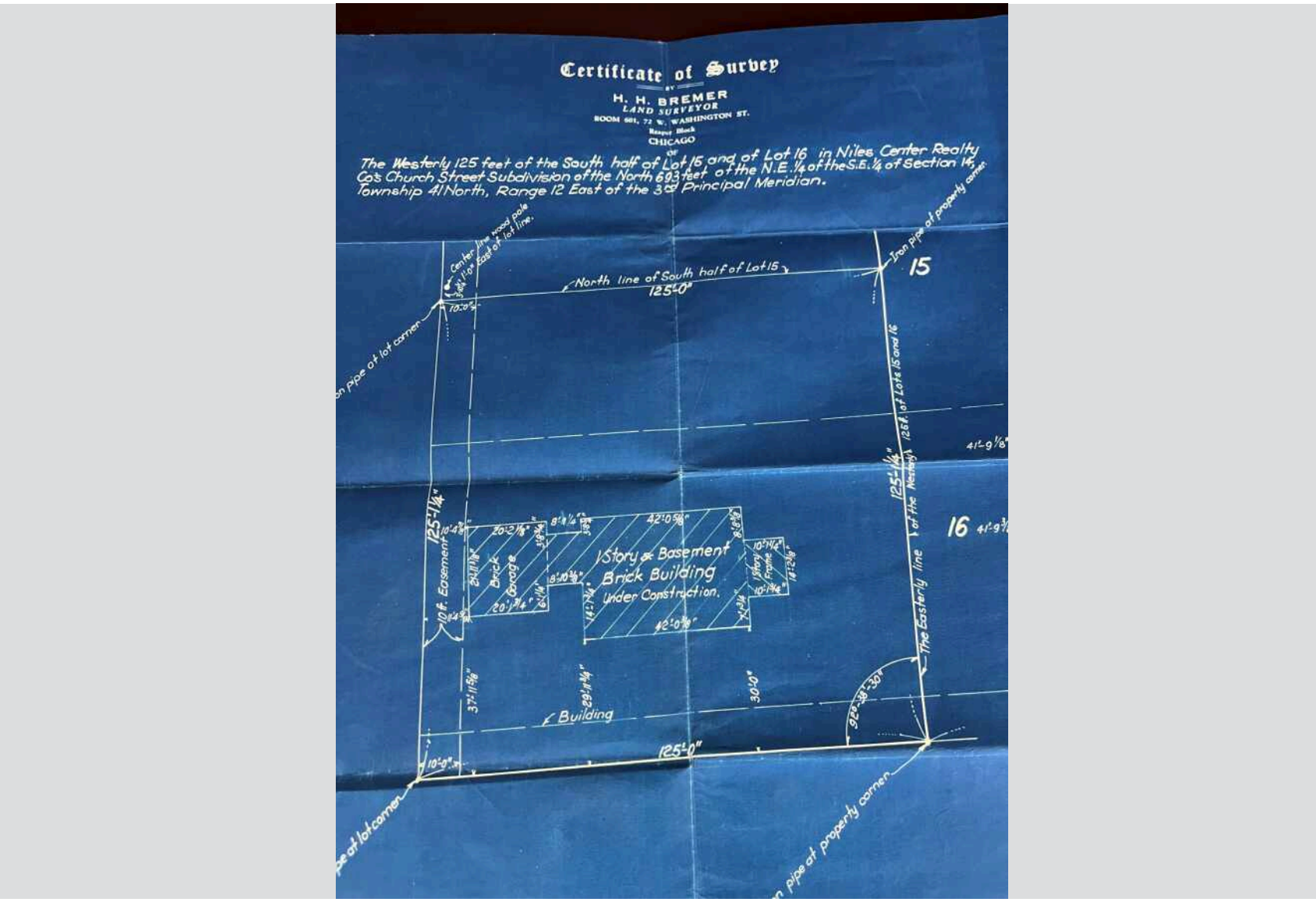
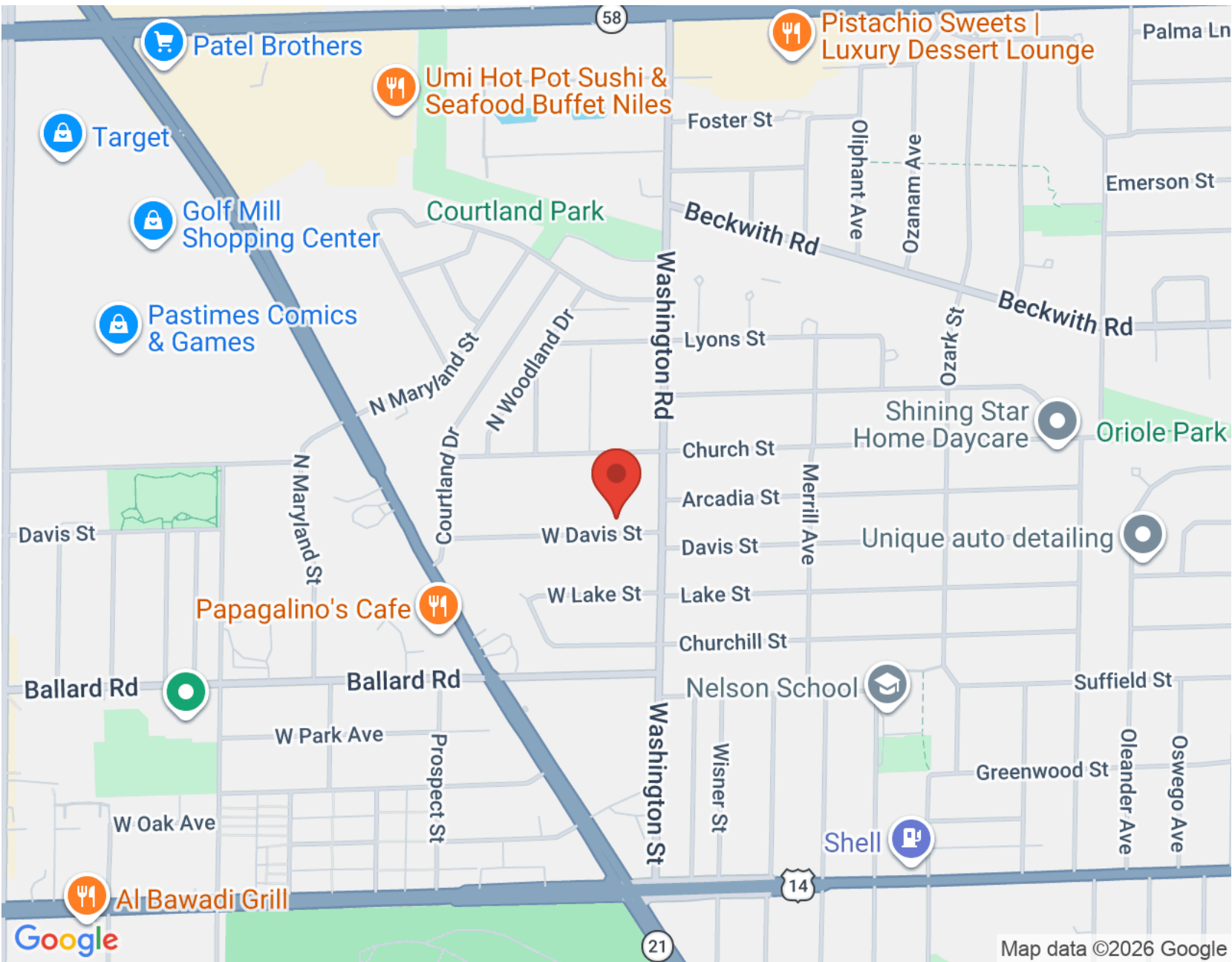




MAIN
1906 sq ft



LOWER
1233 sq ft BELOW GRADE





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