



**14 Cottingham Cres**  
**Oshawa Ontario L1H8V4**  
Oshawa Farewell Durham 277-28-T  
**SPIS: N** **Taxes: \$3,324.96 / 2017** **DOM: 0**

Detached **Front On: N** **Rms: 6 + 1**  
2-Storey **Acre:** **Bedrooms: 3**  
**Washrooms: 2**  
1x4xUpper, 1x3xLower  
**Lot: 24.04 x 104.07 Feet Irreg:**  
**Dir/Cross St: Simcoe/Ritson/Wellington**

**MLS#: E3815872** **Contract Date: 5/25/2017** **Possession: 30/45 Days/Tba** **PIN#:**

<b>Kitchens:</b> 1	<b>Exterior:</b> Alum Siding / Brick	<b>Zoning:</b>
<b>Fam Rm:</b> Y	<b>Drive:</b> Private	<b>Cable TV:</b>
<b>Basement:</b> Finished	<b>Gar/Gar Spcs:</b> Attached / 1.0	<b>Hydro:</b>
<b>Fireplace/Stv:</b> N	<b>Drive Park Spcs:</b> 2	<b>Gas:</b>
<b>Heat:</b> Forced Air / Gas	<b>Tot Prk Spcs:</b> 3	<b>Phone:</b>
<b>A/C:</b> Central Air	<b>UFFI:</b>	<b>Water:</b> Municipal
<b>Central Vac:</b> Y	<b>Pool:</b> None	<b>Water Supply:</b>
<b>Apx Age:</b>	<b>Energy Cert:</b>	<b>Sewer:</b> Sewers
<b>Apx Sqft:</b>	<b>Cert Level:</b>	<b>Spec Desig:</b> Unknown
<b>Assessment:</b>	<b>GreenPIS:</b>	<b>Farm/Agr:</b>
<b>POTL:</b>	<b>Prop Feat:</b>	<b>Waterfront:</b>
<b>POTL Mo Fee:</b>		<b>Retirement:</b>
<b>Elevator/Lift:</b>		<b>Oth Struct:</b>
<b>Laundry Lev:</b> Lower		
<b>Phys Hdcap-Eqp:</b>		

#	Room	Level	Length (m)	Width (m)	Description		
1	Family	Main	5.70	x 3.43	Bamboo Floor	Combined W/Dining	Open Concept
2	Dining	Main	5.70	x 3.43	Bamboo Floor	Combined W/Living	W/O To Yard
3	Kitchen	Main	3.02	x 1.97	Ceramic Floor	Window	Open Concept
4	Master	2nd	4.83	x 3.64	Closet	Broadloom	Window
5	2nd Br	2nd	3.09	x 2.80	Closet	Broadloom	Window
6	3rd Br	2nd	2.87	x 2.81	Closet	Broadloom	Window
7	Rec	Bsmt	4.92	x 3.03	3 Pc Bath	Broadloom	
8	Laundry	Bsmt	3.24	x 2.31			

**Client Remks:** You Won't Want To Use The A/C With The Great Breeze You Will Have All Summer In This Great Family Home Near Lake Ontario! Watch The Kids Play At The Park While Sitting On The Front Porch. The Main Floor Offers Bamboo Flooring, Open Concept Kitchen/Living Space, Walkout To Deck/Yard And Garage Access. All 3 Bedrooms Are A Generous Size. The Basement Is Fully Finished Offering Additional Living Space For Family Gatherings Incl A 3Pc Washroom And Laundry. Parkin  
**Extras:** Parking For 2 Vehicles In The Driveway And No Sidewalk! Roof 2 Years New! See Attached For List Of Upgrades And Inclusions. Click On Realtor's Link For 3D Tour, Floor Plans And Feature Sheet.

**Listing Contracted With:** KELLER WILLIAMS ENERGY LEPP GROUP REAL ESTATE, BROKERAGE **Ph: 905-428-8100**