

	142 Vipond Rd Whitby Ontario L1M 1K9 Whitby Brooklin Durham SPIS: N Taxes: \$6,452.95 / 2023 DOM: 0	List: \$1,075,000 For: Sale
	Detached Front On: N Link: N Acre: 2-Storey Lot: 42.98 x 115.26 Feet Irreg: Dir/Cross St: Ashburn & Hwy 7	Rms: 9 + 1 Bedrooms: 4 Washrooms: 3 2x4x2nd, 1x2xMain

MLS#: E7278364 Contract Date: 11/06/2023 PIN#:

Possession Remarks: TBA		
Kitchens: 1 Fam Rm: Y Basement: Full / Unfinished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Main Phys Hdcap-Eqp:	Exterior: Stone / Vinyl Siding Drive: Private Gar/Gar Spcs: Attached / 2.0 Drive Park Spcs: 2 Tot Prk Spcs: 4.0 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat:	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Oth Struct:

#	Room	Level	Length (m)	Width (m)	Description
1	Kitchen	Main	3.47	x 3.23	Eat-In Kitchen Pantry Breakfast Bar
2	Breakfast	Main	2.67	x 3.22	Sliding Doors W/O To Patio
3	Living	Main	2.67	x 3.13	Open Concept Large Window Hardwood Floor
4	Dining	Main	3.17	x 3.24	Open Concept Window Hardwood Floor
5	Family	Main	4.74	x 4.77	Large Window Fireplace Hardwood Floor
6	Prim Bdrm	2nd	4.76	x 4.83	W/I Closet 4 Pc Ensuite Large Window
7	2nd Br	2nd	3.90	x 4.10	Closet Broadloom Large Window
8	3rd Br	2nd	4.07	x 3.24	Closet Broadloom Large Window
9	4th Br	2nd	3.16	x 3.22	Closet Broadloom Window
10	Rec	Bsmt	8.33	x 10.26	Above Grade Window Unfinished

Client Remks: Beautiful 4 bedroom family home located in desirable Brooklin on a premium lot featuring great open concept design with soaring 9ft ceilings, hardwood floors on living room, dining and family room, bright eat in kitchen with pantry and breakfast bar, breakfast area with walk-out to patio and family room with fireplace. The upper level features large primary bedroom with ensuite bath and walk-in closet. Main floor laundry with direct access to the garage. Outside the house showcase large patio, private fenced yard and beautiful landscaping. Excellently located close to transit, Hwy 407, new sports centre, shopping and restaurants.

Extras: A/C (2020) Stamped concrete walkway Roof/Shingles (Dec 2022) Driveway sealed (Oct 2023) Updated powder room Hardwood on main floor (2020) Hardwood on stairs (2020) Side fences and most fence posts (2021-2022)

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