

	1442 Ritson Rd S Oshawa Ontario L1J 6N5 Oshawa Lakeview Durham 277-28-V SPIS: N Taxes: \$3,109.35 / 2018	List: \$389,900 For: Sale DOM: 1
	Semi-Detached 2-Storey Lot: 30 x 100 Feet Irreg: Dir/Cross St: Valley Dr / Ritson Rd S	Front On: W Acre: Rms: 6 + 1 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x2xBsmt

MLS#: E4476898	Contract Date: 6/06/2019	PIN#:
Possession Remarks: Tba		

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: Apx Age: Apx Sqft: Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp:	Exterior: Brick / Vinyl Siding Drive: Private Gar/Gar Spcs: None / 0.0 Drive Park Spcs: 5 Tot Prk Spcs: 5.0 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:
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#	Room	Level	Length (m)	Width (m)	Description		
1	Kitchen	Main	3.24	x 2.94	Backsplash	Pantry	Pot Lights
2	Family	Main	4.75	x 3.49	Open Concept	Window	Laminate
3	Dining	Main	3.38	x 2.57	Combined W/Family	Laminate	W/O To Yard
4	Master	2nd	3.37	x 4.52	W/W Closet	Large Window	Laminate
5	2nd Br	2nd	3.25	x 3.96	Double Closet	Large Window	Laminate
6	3rd Br	2nd	2.86	x 2.73	Large Closet	Large Window	Laminate
7	Rec	Bsmt	7.83	x 4.41	Open Concept	Pot Lights	2 Pc Bath

Client Remks: Updated Top To Bottom Family Home Steps To The Lake, Waterfront Trail, Parks And Conservation Area. Updtd Kit W/Ceramics, Backsplash & Removable Pantry. Designer Laminate Thru Out Main Flr. Both Baths Renovated. High End Laminate On 2nd Flr. Fin Bsmt Feat. Open Concept Rec Rm W/Pot Lights, Water Resistant Vinyl Plank Flrs & 2Pc Bath. Updtd Wndws. Shingles (Approx '15). Fully Fenced, Child Safe Bckyrd W/Gate. Lrg Driveway Parks Up To 5 Cars.

Extras: Please See Attached For List Of Inclusions & Upgrades. Click On Realtor's Link For 3D Tour, Virtual Tour, Floor Plans & Feature Sheet.

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