



1448 Ritson Rd S **List: \$599,900 For: Sale**
Oshawa Ontario L1J 6N5
 Oshawa Lakeview Durham
SPIS: N **Taxes: \$3,151.51 / 2023** **DOM: 0**

Semi-Detached **Front On: W** **Rms: 6 + 3**
 2-Storey **Acre:** **Bedrooms: 3 + 1**
Washrooms: 2
 1x4x2nd, 1x4xBsmt

Lot: 30 x 100 Feet Irreg:
Dir/Cross St: Ritson / Valley Dr

MLS#: E7288542 **Contract Date: 11/09/2023** **PIN#: 163860178**
Possession Remarks: TBS

Kitchens: 1 + 1 Fam Rm: Y Basement: Finished / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: None Central Vac: Apx Age: Apx Sqft: Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Lower 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	Family	Main	3.73	x 5.62	Large Window Open Concept O/Looks Dining
2	Dining	Main	1.96	x 3.37	Open Concept
3	Kitchen	Main	4.95	x 3.37	Eat-In Kitchen Breakfast Area Backsplash
4	Prim Bdrm	2nd	4.88	x 4.58	Large Closet Mirrored Closet Large Window
5	2nd Br	2nd	3.38	x 3.03	Mirrored Closet Picture Window
6	3rd Br	2nd	3.37	x 2.49	Mirrored Closet Picture Window
7	Rec	Bsmt	3.67	x 2.61	Above Grade Window Fireplace Open Concept
8	Kitchen	Bsmt	3.67	x 2.63	Open Concept Eat-In Kitchen Breakfast Area
9	4th Br	Bsmt	4.23	x 3.40	His/Hers Closets Above Grade Window

Client Remks: Gorgeous 2 Story Semi-Detached home with income potential in desirable Lakeside neighborhood of Oshawa. Steps away from Lakeview Park, Lakefront Bike Trails and Lake Ontario. The main level of the home features a family room with large windows, dining room and eat-in kitchen. The upper level showcases three good-sized bedrooms with mirror closets. The finished basement includes a separate entrance, bedroom, eat-in kitchen and full bathroom. The location provides easy access to major commuter routes, minutes to Oshawa Go Train and all major shopping. This move-in-ready home presents an excellent opportunity to live in one unit and rent out the other for added income.

Extras: Soundproofing between floors, 200 amp panel and storage room in the attic. Separate entrance, basement apartment (not legal). Subfloor in basement has separate heating source, separate from the rest of the house

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