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KELLER WILLIAMS ENERGY LEPP GROUP REAL ESTATE, BROKERAGE
111 Byron Street South, Whitby, ON L1N4P5 905-428-8100

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1472 St Patrick St **List: $889,900 For: Sale**
Oshawa Ontario L1K 2B8
Oshawa Samac Durham
SPIS: N **Taxes:** $5,931.45 / 2023 **DOM: 0**

Detached **Front On:** W **Rms:** 7 + 3
Link: N **Acre:** **Bedrooms:** 3 + 1
2-Storey **Washrooms:** 4
1x2xMain, 1x3x2nd, 1x4x2nd, 1x3xBsmt

Lot: 45 x 114 Feet **Irreg:**
Dir/Cross St: Wilson / Taunton

MLS#: E7298102 **Contract Date:** 11/14/2023 **PIN#:** 164290345
Possession Remarks: TBA

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

#	Room	Level	Length (m)	Width (m)	Description		
1	Living	Main	5.13	x 4.80	Fireplace	Hardwood Floor	California Shutters
2	Dining	Main	6.93	x 3.20	Hardwood Floor	Combined W/Family	Window
3	Family	Main	6.93	x 3.20	Hardwood Floor	Combined W/Dining	Window
4	Kitchen	Main	4.50	x 5.00	Backsplash	Centre Island	W/O To Deck
5	Prim Bdrm	2nd	4.45	x 5.02	Double Doors	W/I Closet	3 Pc Ensuite
6	2nd Br	2nd	3.47	x 3.21	Broadloom	Closet	Picture Window
7	3rd Br	2nd	4.08	x 3.56	Broadloom	Closet	Picture Window
8	Rec	Bsmt	7.39	x 4.47	Above Grade Window	Pot Lights	3 Pc Bath
9	Dining	Bsmt	7.39	x 4.47	Pot Lights	Wet Bar	
10	4th Br	Bsmt	5.72	x 3.05	Above Grade Window	Pot Lights	Closet

Client Remks: Great location 3+1 bedroom 4 bath detached family home in desirable Oshawa neighbourhood. Minutes to all amenities and steps to parks, schools and public transit. This 2 storey home features hardwood floors on main floor, living room with high ceilings, open concept dining area and family room, spacious kitchen with back splash, center island, breakfast area with walk-out to deck. The upper level features three generous sized bedrooms including the primary bedroom with 3 piece ensuite and walk-in closet. The finished basement is complete with recreation room, kitchenette, bedroom and 3 piece bath, potential for an in-law suite. Spacious private fully fenced backyard and double car garage.

Extras: Potential for in-law suite. Close to shopping, transportation, school

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

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