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|  | 1886 Parkside Dr Pickering Ontario L1V 3S4 Pickering Amberlea Durham SPIS: N Taxes: \$6,870.78 / 2023 | List: \$1,260,000 For: Sale DOM: 1 |
| | Detached Front On: E Rms: 7 + 2 Link: N Acre: Bedrooms: 3 + 1 2-Storey Washrooms: 4 Lot: 49.87 x 109 Feet Irreg: Irregular Corner Lot Dir/Cross St: Finch And Whites Road | |

MLS#: E7289432 Contract Date: 11/09/2023 PIN#:

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| Possession Remarks: TBA | | | |
| Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Y Apx Age: Apx Sqft: Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Main Phys Hdcap-Eqp: | Exterior: Brick / Vinyl Siding Drive: Private Gar/Gar Spcs: Attached / 2.0 Drive Park Spcs: 4 Tot Prk Spcs: 6.0 UFFI: Pool: Inground Energy Cert: Cert Level: GreenPIS: Prop Feat: Park, Place Of Worship, School | Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Ag: Waterfront: Retirement: Oth Struct: | (Empty column for alignment) |

| # | Room | Level | Length (m) | Width (m) | Description | | |
|---|-----------|-------|------------|-----------|---------------------|---------------------|--------------------|
| 1 | Living | Main | 5.37 | x 3.43 | California Shutters | Bay Window | Pot Lights |
| 2 | Family | Main | 4.56 | x 3.43 | Fireplace | Sliding Doors | W/O To Pool |
| 3 | Dining | Main | 4.75 | x 4.43 | Bay Window | California Shutters | Combined W/Kitchen |
| 4 | Kitchen | Main | 5.11 | x 3.05 | Quartz Counter | Backsplash | W/O To Pool |
| 5 | Prim Bdrm | 2nd | 3.45 | x 4.69 | 5 Pc Ensuite | W/I Closet | Hardwood Floor |
| 6 | 2nd Br | 2nd | 3.45 | x 3.61 | Hardwood Floor | Closet | Picture Window |
| 7 | 3rd Br | 2nd | 2.50 | x 3.61 | Hardwood Floor | Closet | Picture Window |
| 8 | Rec | Bsmt | 7.76 | x 3.21 | Above Grade Window | Laminate | 3 Pc Bath |
| 9 | 4th Br | Bsmt | 3.14 | x 3.38 | Above Grade Window | Laminate | |

Client Remks: Stunning luxury home with inground pool nestled on a corner lot in a highly sought after Pickering neighborhood. Featuring hardwood floors throughout the open concept main floor with modern finishes and pot lights throughout . Living room, family room and gorgeous custom kitchen with center island, quartz counter tops and a walkout to fully landscaped backyard w/ pool. Ideal for indoor / outdoor entertaining and very comfortable day to day family living. The upper level showcases 3 spacious bedrooms, including the primary bedroom with a massive 5 pc ensuite bath and a walk through closet. The finished basement features a large recreation room for extra living and play space and a convenient 3 pc bath. The backyard is a private oasis with a heated pool, a fully fenced yard and hard & soft landscaping. Beautifully landscaped front yard adds to the curb appeal of this home. Steps away from schools and public transit this home is absolutely move in ready home.

Extras: California shutters and custom drapery, very private back yard, custom kitchen, quartz counters, brand new pool pump

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