

	1967 Arborwood Dr Oshawa Ontario L1K 0V2 Oshawa Taunton Durham SPIS: N Taxes: \$7,816.86 / 2023 DOM: 0 List: \$1,215,000 For: Sale
	Detached Front On: W Rms: 10 Link: N Acre: Bedrooms: 4 2-Storey Washrooms: 4 1x2xMain, 1x4x2nd, 1x4x2nd, 1x4x2nd Lot: 40 x 119.64 Feet Irreg: Dir/Cross St: Arborwood & Coldstream

MLS#: E7037816 **Contract Date: 9/27/2023** **PIN#: 162722309**
Possession Remarks: TBA **Possession Date: 11/30/2023**

Kitchens: 1 Fam Rm: Y Basement: Sep Entrance / Unfinished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Apx Age: Apx Sqft: 3000-3500 Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Upper Phys Hdcap-Eqp:	Exterior: 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: Fenced Yard, Park, Public Transit, Ravine, School, School Bus Route	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Ag: Waterfront: Retirement: Oth Struct:
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#	Room	Level	Length (m)	Width (m)	Description		
1	Living	Main	3.98	x 4.00	Broadloom	California Shutters	Open Concept
2	Dining	Main	3.83	x 4.02	Broadloom	Pot Lights	O/Looks Living
3	Kitchen	Main	6.92	x 3.77	Centre Island	Pot Lights	Pantry
4	Breakfast	Main	6.92	x 3.77	Tile Floor	Sliding Doors	W/O To Yard
5	Family	Main	4.64	x 5.30	Fireplace	Broadloom	California Shutters
6	Office	Main	2.92	x 3.77	Broadloom	Pot Lights	California Shutters
7	Prim Bdrm	2nd	7.69	x 5.12	W/I Closet	4 Pc Ensuite	Double Doors
8	2nd Br	2nd	4.27	x 4.00	4 Pc Ensuite	Broadloom	Large Closet
9	3rd Br	2nd	3.90	x 4.00	Semi Ensuite	Large Closet	Broadloom
10	4th Br	2nd	3.95	x 5.11	Semi Ensuite	Closet	Broadloom

Client Remks: Indulge in the perfection of family living with this spacious, immaculate 4 bed 4 bath residence located in the desirable and family-oriented North Oshawa. Facing a beautiful ravine with no neighbours across, this home offers a host of exquisite features, including over 3000 square ft of living space, 9-ft smooth ceilings, and a family room with a cozy gas fireplace. The home boasts a generous entryway which opens to a large living and dining room. The spacious eat-in kitchen has an elongated countertop, walk-in pantry and island with built in dishwasher and sink. Upstairs you will find an extra large primary suite with 4 pc bath and walk in closet. 2 bedrooms share a jack-and-jill bath, and another bedroom showcases its own separate 4 pc bathroom. Enjoy the comfort of a 3-ton central air system, on-demand hot water for long showers, and the added elegance of Hunter Douglas' top-of-the-line wood shutters. The unfinished basement has a roughed-in bathroom and painted floors.

Extras: Hunter Douglas shutters throughout Hot water on demand- doesn't lose pressure or heat Rough in for bathroom in basement Upgraded railings, broadloom, smooth ceilings, gas fireplace on main

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