Prepared by: JESSICA TUSET, Administrator and SHAWN LEPP, Broker
KELLER WILLIAMS ENERGY LEPP GROUP REAL ESTATE, BROKERAGE
111 Byron Street South, Whitby, ON L1N4P5 905-428-8100

Printed on 09/22/2022 10:24:21 AM

23 O'malley Cres **List: $1,759,900 For: Sale**
Whitby Ontario L1R2B6
Whitby Pringle Creek Durham 260-22-M
SPIS: N **Taxes:** $8,890.00 / 2022 **DOM: 0**

Detached **Front On:** E **Rms:** 10 + 2
Link: N **Acre:** **Bedrooms:** 4 + 1
2-Storey **Washrooms:** 5
1x2xMain, 1x5x2nd, 2x4x2nd, 1x3xBsmt
Lot: 70.54 x 124.1 Feet **Irreg:** 70.54 X 126.57 X 124.10 X 24.86 X 46.93
Dir/Cross St: Anderson / Taunton

MLS#: E5771780 **Contract Date:** 9/22/2022 **PIN#:**
Possession Remarks: Tba

Kitchens:	1	**Exterior:**	Brick	**Zoning:**	
Fam Rm:	Y	**Drive:**	Private	**Cable TV:**	
Basement:	Fin W/O	**Gar/Gar Spcs:**	Attached / 2.0	**Hydro:**	
Fireplace/Stv:	Y	**Drive Park Spcs:**	6	**Gas:**	
Heat:	Forced Air / Gas	**Tot Prk Spcs:**	8.0	**Phone:**	
A/C:	Central Air	**UFFI:**		**Water:**	Municipal
Central Vac:		**Pool:**	Inground	**Water Supply:**	
Apx Age:		**Energy Cert:**		**Sewer:**	Sewers
Apx Sqft:	3000-3500	**Cert Level:**		**Spec Desig:**	Unknown
Assessment:		**GreenPIS:**		**Farm/Agr:**	
POTL:		**Prop Feat:**	Grnbelt/Conserv, Park,	**Waterfront:**	
POTL Mo Fee:		Public Transit, Ravine, School, Wooded/Treed		**Retirement:**	
Elevator/Lift:				**Oth Struct:**	
Laundry Lev:	Main				
Phys Hdcap-Eqp:					

#	Room	Level	Length (m)	Width (m)	Description		
1	Living	Main	4.94	x 3.53	Hardwood Floor	French Doors	Large Window
2	Office	Main	3.39	x 3.56	Hardwood Floor	Large Window	
3	Dining	Main	4.64	x 3.52	Hardwood Floor	French Doors	Formal Rm
4	Kitchen	Main	3.32	x 3.23	Pot Lights	Pantry	Granite Counter
5	Breakfast	Main	5.38	x 3.89	Ceramic Floor	Sliding Doors	W/O To Deck
6	Family	Main	5.41	x 3.56	Hardwood Floor	Fireplace	Large Window
7	Prim Bdrm	2nd	5.24	x 7.20	5 Pc Ensuite	His/Hers Closets	Broadloom
8	2nd Br	2nd	5.29	x 3.57	4 Pc Ensuite	Large Window	Broadloom
9	3rd Br	2nd	3.70	x 3.87	Large Window	Broadloom	
10	4th Br	2nd	3.63	x 3.58	Large Window	Broadloom	
11	Rec	Bsmt	8.70	x 10.78	Fireplace	W/O To Patio	Laminate
12	5th Br	Bsmt	5.22	x 3.48	Above Grade Window	Laminate	

Client Remks: Fabulously Stunning Fallingbrook Executive Home W/ Heated Inground Pool Backing Onto Forest & Private Ravine In One Of Whitby's Most Prestigious Neighbourhoods. Nestled On An Exclusive Crescent W/In Walking Distance Of Great Elem & Secondary Schools, Fantastic Parks, Shops & Amenities. This Luxurious Home's Main Flr Features Beautiful Spiral Staircases, Living Rm & Dining Rm W/ French Doors & Gleaming Rich Hardwood Flrs, Family Rm W/ Fireplace, Den/Office & Family Size Kitchen W/ Large Pantry & Walk-Out To Deck Overlooking Ravine. Upper Level Highlights The Huge Primary Br W/ 5Pc Ensuite Bath & His & Hers Closets, 2nd Br W/ 4Pc Ensuite, & Large Skylight Overlooking The Staircase. Professionally Finished Walk-Out Bsmnt W/ Large Open Concept Rec Rm Features High End Laminate, Gas Fireplace, Pot Lights Throughout, 5th Br & 3Pc Bath. Outside Features Stunning Landscaped Property W/ Private Backyard Paradise W/ 2 Tier Deck To Enjoy The Scenic Views Of The Ravine & Beautiful Pool

Extras: All Elf, All Window Coverings(Excl Draperies);Fridge, Stove, Dishwasher, Microwave, Washer & Dryer, Pool Table, Ping Pong Table Top, Bar Fridge, Built-In Speakers In Basement, All Swimming Pool Equipment, Garage Door Openers.

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

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