

	<p>263 Shadow Pl Pickering Ontario L1V7H6 Pickering Rouge Park Durham 266-3-Q SPIS: N Taxes: \$6,181.36 / 2018 DOM: 0</p>
	<p>Semi-Detached Front On: N 2-Storey Acre: Rms: 7 + 1 Bedrooms: 3 Washrooms: 4 1x2xMain, 2x4x2nd, 1x3xBsmt</p> <p>Lot: 22.97 x 98.39 Feet Irreg: Dir/Cross St: Finch Ave / Altona Rd</p>

MLS#: E4446110 **Contract Date: 5/10/2019** **PIN#:**
Possession Remarks: Tba

<p>Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Apx Age: Apx Sqft: Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp:</p>	<p>Exterior: Alum Siding / Brick Drive: Private Gar/Gar Spcs: Attached / 1.0 Drive Park Spcs: 2 Tot Prk Spcs: 3.0 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat:</p>	<p>Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Oth Struct:</p>
--	---	---

#	Room	Level	Length (m)	Width (m)	Description
1	Kitchen	Main	3.26	x 2.54	Granite Counter Backsplash Breakfast Bar
2	Breakfast	Main	2.30	x 2.54	Eat-In Kitchen O/Looks Family W/O To Patio
3	Family	Main	6.27	x 3.03	Gas Fireplace Pot Lights Crown Moulding
4	Dining	Main	4.08	x 3.63	Open Concept Pot Lights Hardwood Floor
5	Master	2nd	6.17	x 3.75	4 Pc Ensuite W/I Closet Hardwood Floor
6	2nd Br	2nd	4.65	x 2.84	Large Closet Hardwood Floor W/O To Balcony
7	3rd Br	2nd	3.87	x 2.71	Large Closet Large Window Hardwood Floor
8	Rec	Bsmt	6.15	x 5.23	Wet Bar Pot Lights 3 Pc Bath

Client Remks: Entertainer's Dream Home W/Thousands In Upgrades.9Foot Ceilings Cul-De-Sac Location In Sought After Rouge Park Community Close To All Amenities Including Schools, Parks, 401 & 407. Open Concept Main Flr W/Pot Lights, Crown Mould & Hrdwd Floors. Fam Rm W/3 Sided Gas F/P. Updated Eat-In Kit W/Granite Counters, Bcksplsh & French Door W/O To Patio. Master Br W/4Pc Ensuite & W/I Closet. 2nd Br Has A W/O To Balcony.
Extras: Prof Fin Bsmt Feat Lrg Rec Rm W/Wet Bar, Pot Lights & 3 Pc Bath.Please See Attached For List Of Inclusions & Upgrades. Click On Realtor's Link For 3D Tour, Virtual Tour, Floor Plans & Feature Sheet.

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