

	27 Kennett Dr Whitby Ontario L1P1L5 Whitby Lynde Creek Durham 268-18-Q Taxes: \$7,741.39 / 2019 Plan 40M1495 Lot 99		List: \$1,199,800 For: Sale SPIS: N DOM: 11 Last Status: New
	Detached Link: N 2 1/2 Storey	49.21 x 212.36 Feet Irreg: Front On: S Acre:	Rms: 12 + 1 Bedrooms: 5 Washrooms: 5 1x2xMain, 1x4x2nd, 1x5x2nd, 1x4x3rd, 1x3xBsmt
	Dir/Cross St: Dundas St W / Mcquay Blvd		

MLS#: E4688144 Holdover: 90 PIN#:	Sellers: Peter Halkias And Ursula Maria Halkias Possession Remarks: Tba ARN#:	Contact After Exp: N Occup: Owner
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Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Apx Age: Apx Sqft: 3500-5000 Assessment: POTL: Elevator/Lift: Laundry Lev: Main Phys Hdcp-Eqp:	Exterior: Brick Drive: Private Gar/Gar Pk Spcs: Attached / 2 Drive Pk Spcs: 4 Tot Pk Spcs: 6 UFFI: Pool: Inground Energy Cert: Cert Level: GreenPIS: Prop Feat: Hospital, Park, Public Transit, Ravine, School	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Oth Struct:
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#	Room	Level	Length (m)	Width (m)	Description		
1	Kitchen	Main	3.65	x 3.5	Granite Counter	Backsplash	Centre Island
2	Breakfast	Main	3.21	x 5.92	Eat-In Kitchen	Granite Floor	W/O To Deck
3	Family	Main	3.66	x 5.81	Fireplace	Pot Lights	Hardwood Floor
4	Dining	Main	3.65	x 4.12	French Doors	Crown Moulding	Bay Window
5	Living	Main	3.66	x 5.16	Fireplace	French Doors	Pot Lights
6	Master	2nd	3.72	x 5.09	5 Pc Ensuite	W/I Closet	Gas Fireplace
7	2nd Br	2nd	3.73	x 4.22	Large Closet	Large Window	Broadloom
8	3rd Br	2nd	3.69	x 3.16	Double Closet	Large Window	Broadloom
9	4th Br	2nd	3.26	x 3.45	French Doors	Large Window	Broadloom
10	Living	3rd	3.69	x 3.56	Double Closet	4 Pc Bath	Crown Moulding
11	5th Br	3rd	3.72	x 3.56	French Doors	Crown Moulding	Large Window
12	Rec	Bsmt	10.76	x 9.43	Gas Fireplace	Wet Bar	Pot Lights

Client Remks: Updated Top To Bottom 2 1/2 Storey Fam Home. Prof Landscaped Yrds & I/G Pool Backing On To Ravine. Granite Tile Flr Thru Out Main Hall & Kit. Pot Lights, Crown Mould & French Doors. 4 Cozy F/P. Updt Eat-In Kit W/Granite Counters, Centre Island Brkfst Bar & Lrg Pantry. Brkfst Area With W/O To Deck. Formal Dining Rm. 2nd Flr W/3 Lrg Br & Office. Master Boasts Sitting Area, Gas F/P, 5Pc Ensuite & W/I Closet. Upper Lvl Loft W/5th Br, Living Rm & 4Pc Bath.

Extras: Refinished Bsmt Feat Lrg Rec Rm W/Pot Lights, Wet Bar & 3Pc Bath. Too Many Upgrades To List Here. Please See Attached For List Of Inclusions & Upgrades. Click On Realtor's Link For 3D Tour, Virtual Tour, Floor Plans, Survey & Feature Sheet.

Brkage Remks: Buyer To Verify All Measurements And Taxes. Please Attach Form 801 & Schedule B And Allow 24 Hrs Irrevocable. Min 5% Deposit. Please Provide Pre-Approval Letter & Copy Of Purchasers Driver's Licence.

Mortgage Comments: ..		
KELLER WILLIAMS ENERGY LEPP GROUP REAL ESTATE, BROKERAGE Ph: 905-428-8100 Fax: 416-637-2317 111 Byron Street South Whitby L1N4P5 SHAWN LEPP, Salesperson 905-428-8100		
Contract Date: 2/10/2020 Expiry Date: 5/10/2020 Last Update: 2/21/2020	Condition: Cond Expiry: CB Comm: 2.5% + Hst	Ad: Y Escape: Original: \$1,199,800