

Welcome To 33 Settler's Court, Whitby



Beautiful family home in highly sought after community of Brooklin. Situated on a premium 151' deep lot on a quiet court with no neighbours behind. Close to all amenities. Call today for more information!

The Shawn Lepp Group*

905.428.8100

ShawnLepp.com

*Sales Representative.

Not intended to solicit buyers or sellers currently under contract with another brokerage



KELLERWILLIAMS.

Energy Lepp Group Real Estate,
Brokerage

Each Office Independently Owned and Operated

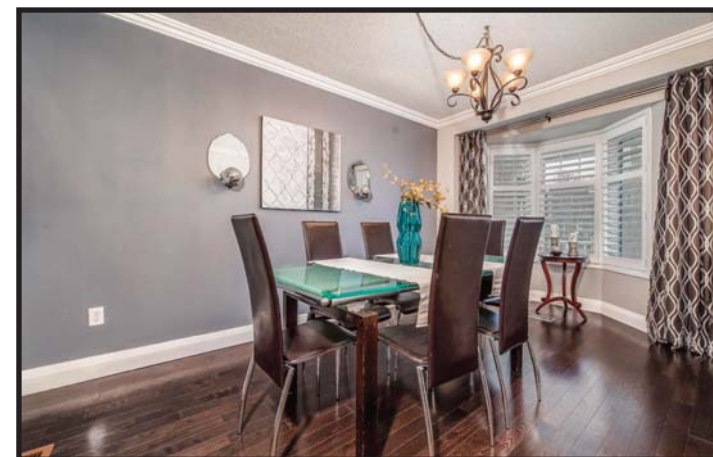


Special Features Of This Home

- Detached home in highly sought after community of Brooklin in Whitby
- 3 Bedrooms 3 baths
- Lot size 37.73 x 151.91 feet
- Taxes \$4,877.09 for 2018
- Great open concept layout on the main floor with crown moulding, California shutters and gleaming hardwood flooring throughout
- Spacious family room features enticing gas fireplace
- Separate dining room with bay window



For More Information
visit ShawnLepp.com



- Family size eat-in kitchen overlooking the family room boasts backsplash, centre island, breakfast bar, stainless steel built-in appliances and breakfast area with walkout to yard



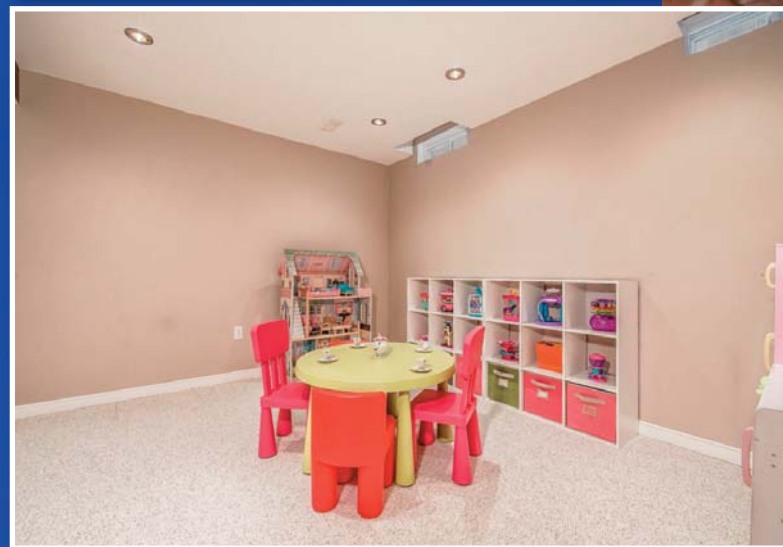
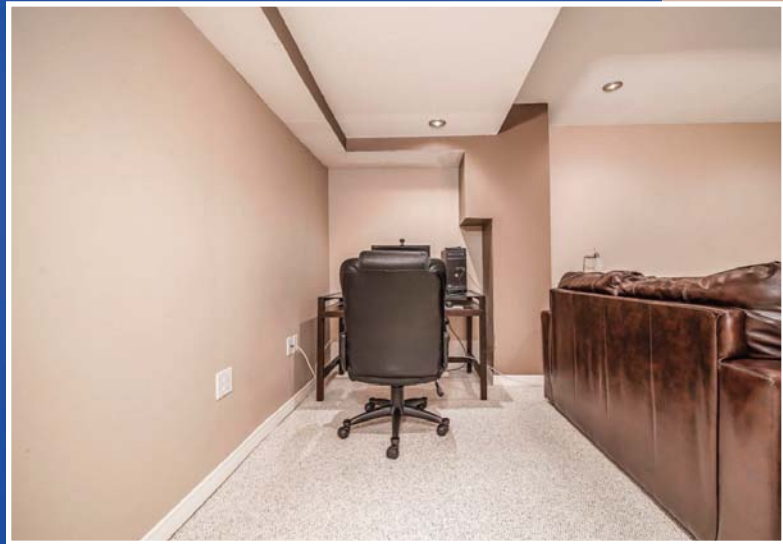


- Three spacious bedrooms all with hardwood flooring and large windows can be found on the second floor
- Master bedroom boasts a walk-in closet and 4 piece ensuite with soaker tub and separate glass shower
- Double closets in the secondary bedrooms
- Main 4 piece bath and convenient second floor laundry room



For More
Information visit
ShawnLepp.com

- Finished basement features a large open concept recreation room with pot lights and broadloom
- Large storage room that can be converted to fourth bedroom





- Walkout to extra deep backyard with no neighbours behind

Inclusions:

- All electric light fixtures
- All California shutters
- Stainless steel fridge
- Stainless steel gas stove
- Stainless steel built-in dishwasher
- Stainless steel built-in microwave
- Washer & gas dryer
- Garage door opener & remote

Exclusions:

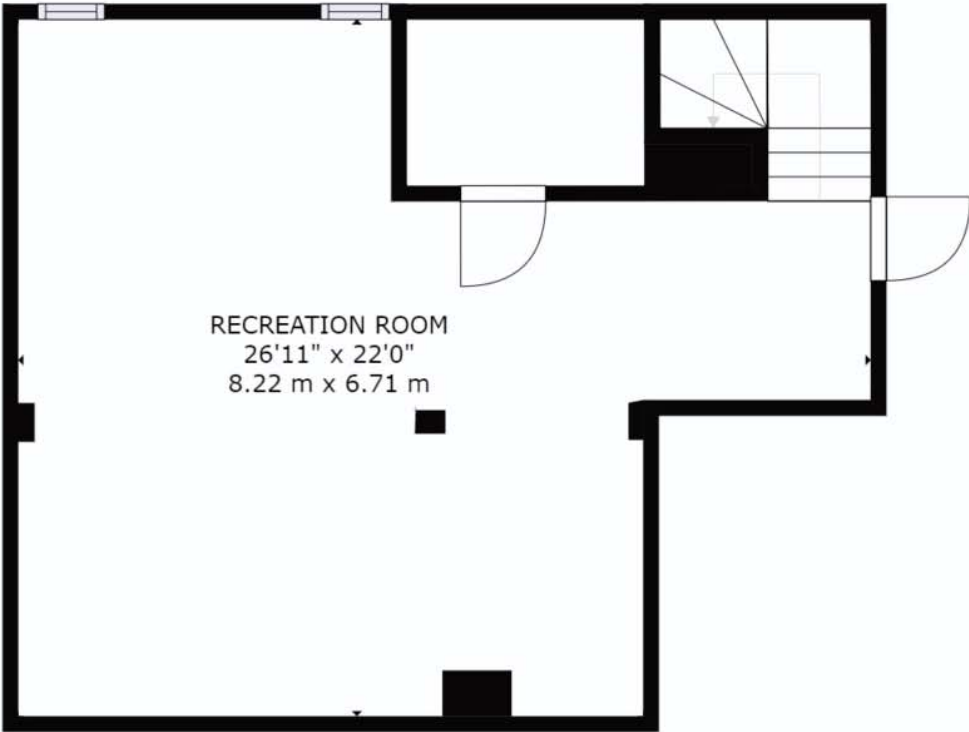
- Window curtains in all rooms

Upgrades:

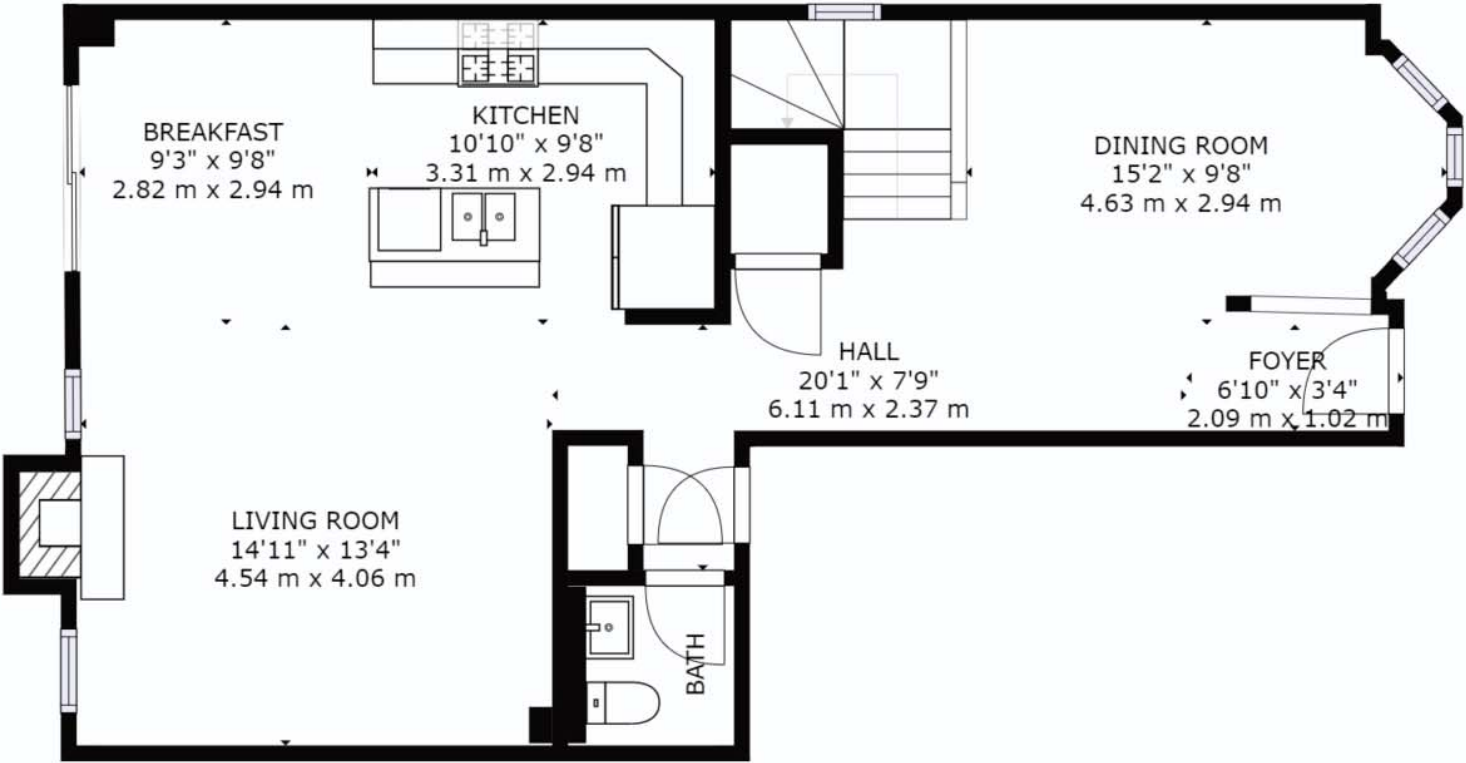
- New furnace (owned)
- Hardwood flooring throughout
- California shutters throughout
- Finished basement



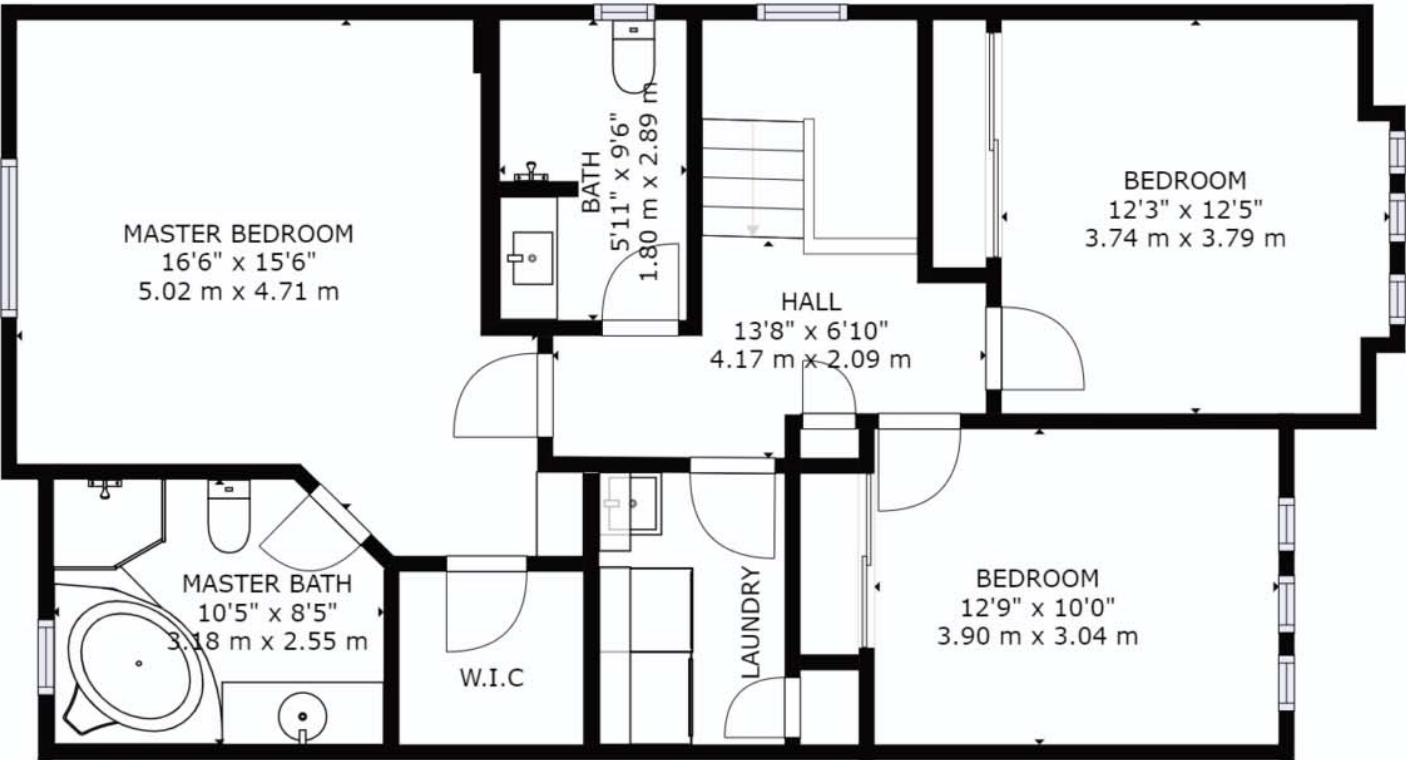
Floor Plans



FLOOR 1



FLOOR 2



FLOOR 3

Community Information

Elementary Schools

St. Leo C.S.
120 Watford Street
Brooklin, Ontario L1M 1H2
Phone: 905.655.3852

St. Leo C.S.
French Immersion Gr 1 - 8
120 Watford Street
Brooklin, Ontario L1M 1H2
Phone: 905.655.3852

Winchester P.S.
70 Watford Street
Whitby, Ontario L1M 1E8
Phone: 905.655.7328

Brooklin Village P.S.
French Immersion Gr 1 - 8
25 Selkirk Drive
Brooklin, Ontario L1M 2L5
Phone: 905.655.8959

Secondary Schools

All Saints C.S.S.
3001 Country Lane
Whitby, Ontario L1P 1M1
Phone: 905.666.7753

Father Leo J. Austin C.S.S.
French Immersion Gr 9 - 12
1020 Dryden Boulevard
Whitby, Ontario L1R 2A2
Phone: 905.666.2010

Brooklin H.S.
20 Carnwith Drive W
Brooklin, Ontario L1M 0K7
Phone: 905-655-2015

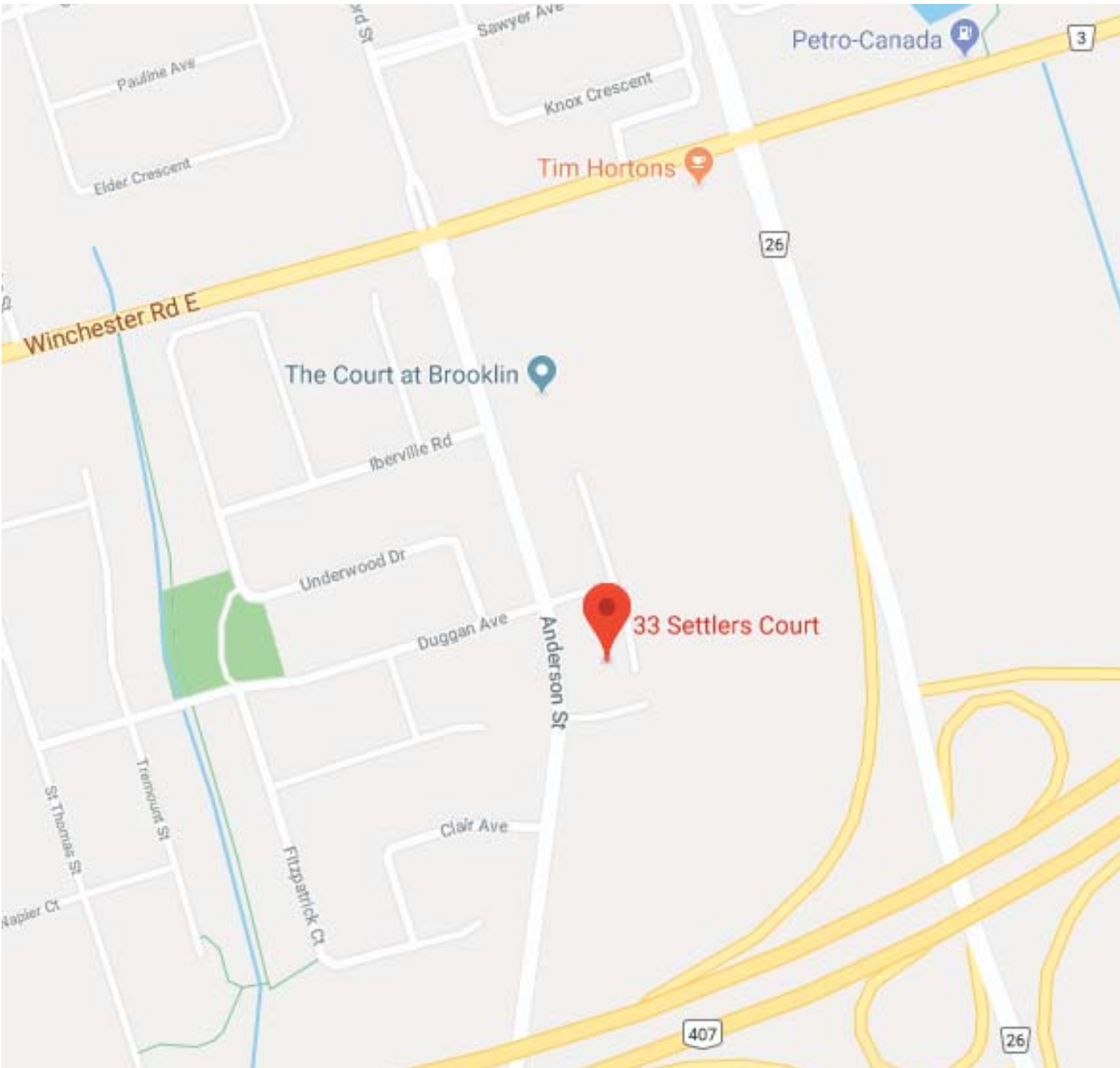
Donald A. Wilson S.S.
681 Rossland Road W
Whitby, Ontario L1P 1Y1
Phone: 905.665.5057

Community Information

Post Offices

Shopper's Drug Mart #1221
5979 Baldwin Street S
Brooklin ON L1M 2J0

Brooklin PO
2 Price Street
Brooklin ON L1M 1A0





KELLERWILLIAMS®

Energy Lepp Group Real Estate, Brokerage
Each Office Independently Owned and Operated

The Shawn Lepp Group *

905.428.8100

ShawnLepp.com



*Sales Representative.

Not intended to solicit buyers or sellers currently under contract with another brokerage