

	35 Bluebell Cres Whitby Ontario L1P 1L2 Whitby Lynde Creek Durham SPIS: N Taxes: \$4,617.82 / 2023	List: \$959,900 For: Sale DOM: 0
	Detached Front On: W Link: Y Acre: 2-Storey	Rms: 7 + 1 Bedrooms: 3 Washrooms: 3 2x4x2nd, 1x2xMain
Lot: 32 x 120 Feet Irreg: Dir/Cross St: Hwy 2/Fotergill		

MLS#: E7283784 **Contract Date: 11/08/2023** **PIN#:**

Possession Remarks: TBA			
Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Y Apx Age: Apx Sqft: Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Lower Phys Hdcap-Eqp:	Exterior: Brick / Vinyl Siding Drive: Private Gar/Gar Spcs: Attached / 2.0 Drive Park Spcs: 4 Tot Prk Spcs: 6.0 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Fenced Yard, Park, Public Transit	Zoning: Res Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Ag: Waterfront: Retirement: Oth Struct:	

#	Room	Level	Length (m)	Width (m)	Description
1	Living	Main	3.14	x 4.33	Pot Lights Bay Window Open Concept
2	Dining	Main	3.14	x 2.82	Pot Lights Open Concept O/Looks Dining
3	Kitchen	Main	3.14	x 3.06	Renovated Quartz Counter Eat-In Kitchen
4	Family	Main	3.20	x 4.18	Fireplace Pot Lights W/O To Patio
5	Prim Bdrm	2nd	4.26	x 3.42	4 Pc Ensuite His/Hers Closets
6	2nd Br	2nd	3.38	x 3.13	Picture Window Closet
7	3rd Br	2nd	3.02	x 4.29	Picture Window Closet
8	Rec	Bsmt	6.34	x 9.95	Pot Lights

Client Remks: Completely renovated top to bottom 3 bedroom 2 storey home in desirable Whitby location, steps to public transit near major highways 401, 412 and 407, Go train, shopping and all amenities. Over \$100,000 in recent upgrades. New remodeled kitchen with quartz counters, backsplash, under valance lighting and new stainless steel appliances, new flooring on main floor, fireplace and fan ceiling all floors with pot lights. All washrooms updated, new staircase, new baseboards, new hardware throughout and new light fixtures. Child safe fence back yard, new driveway and interlock front step.

Extras: New renovated kitchen Renovated stairs and flooring throughout Whole driveway redone in 2023 and no sidewalk 3 washrooms done 2023 New baseboards 2023 New staircase 2023 New hardware throughout New light fixtures throughout

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