

 <p>TWO YEAR NEW TOWNHOME</p>	<p>39 Amulet Way Whitby Ontario L1R 0R5 Whitby Rolling Acres Durham SPIS: N Taxes: \$4,174.00 / 2023 DOM: 0</p>
	<p>Att/Row/Twnhouse Front On: N Rms: 5 3-Storey Acre: Bedrooms: 2 Washrooms: 3 1x2xLower, 2x4xUpper</p> <p>Lot: 19.69 x 46.92 Feet Irreg: Dir/Cross St: Rossland / Thickson Rd</p>

MLS#: E7250966 Contract Date: 10/26/2023 PIN#: 265621918
 Possession Remarks: TBA

<p>Kitchens: 1 Fam Rm: Y Basement: Unfinished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: Apx Age: 0-5 Apx Sqft: 1100-1500 Assessment: POTL: Y POTL Mo Fee: \$140.00 Elevator/Lift: Laundry Lev: Lower Phys Hdcap-Eqp:</p>	<p>Exterior: Brick Drive: Private Gar/Gar Spcs: Attached / 1.0 Drive Park Spcs: 1 Tot Prk Spcs: 2.0 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/Ag: Waterfront: Retirement: Oth Struct:</p>
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#	Room	Level	Length (m)	Width (m)	Description
1	Family	Main	4.46	x 4.71	Hardwood Floor Open Concept
2	Kitchen	Main	3.36	x 3.13	Backsplash Centre Island W/O To Balcony
3	Dining	Main	4.27	x 2.62	Hardwood Floor Large Window
4	Prim Bdrm	Upper	5.23	x 3.24	4 Pc Ensuite W/I Closet Broadloom
5	2nd Br	Upper	3.24	x 2.56	Broadloom Closet Picture Window

Client Remks: Amazing opportunity to own a stunning 2 year old townhouse in Whitby's desirable Rolling Acres neighbourhood. This 2-bedroom, 3-bathroom home features modern finishes throughout. Enjoy the spacious open concept living area featuring family room with hardwood floors, dining area with large window and bright modern kitchen with center island, breakfast bar, and walk-out to a balcony. The upper level features cozy bedrooms with broadloom and windows including the primary bedroom with 4 piece ensuite bath and walk-in closet. The basement is unfinished and ready for your personal touch. Located seconds to all amenities, great schools, shopping, parks, Go train and highway 401 and 407.

Extras: Upgraded oak staircase with iron picket, Kitchen with upgraded backsplash and cabinets

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