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KELLER WILLIAMS ENERGY LEPP GROUP REAL ESTATE, BROKERAGE
111 Byron Street South, Whitby, ON L1N4P5 905-428-8100

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44 Dalebrooke Cres **List: $949,000 For: Sale**
Whitby Ontario L1P1P2
Whitby Williamsburg Durham 260-19-M
SPIS: N **Taxes:** $5,625.69 / 2021 **DOM: 0**

Link **Front On:** S **Rms:** 6 + 2
2-Storey **Acre:** **Bedrooms:** 3 + 1
Washrooms: 4
1x2xMain, 2x4x2nd, 1x3xBsmt
Lot: 29.53 x 119.72 Feet **Irreg:** Irregular Depth As Per Geowarehouse
Dir/Cross St: Cochrane / Rossland Rd W

MLS#: E5470203 **Contract Date:** 1/12/2022 **PIN#:**
Possession Date: 3/22/2022

Kitchens:	1	**Exterior:**	Alum Siding / Brick	**Zoning:**	
Fam Rm:	Y	**Drive:**	Private	**Cable TV:**	
Basement:	Finished	**Gar/Gar Spcs:**	Attached / 1.5	**Hydro:**	
Fireplace/Stv:	Y	**Drive Park Spcs:**	4	**Gas:**	
Heat:	Forced Air / Gas	**Tot Prk Spcs:**	5.0	**Phone:**	
A/C:	Central Air	**UFFI:**		**Water:**	Municipal
Central Vac:		**Pool:**	None	**Water Supply:**	
Apx Age:		**Energy Cert:**		**Sewer:**	Sewers
Apx Sqft:		**Cert Level:**		**Spec Desig:**	Unknown
Assessment:		**GreenPIS:**		**Farm/Agr:**	
POTL:		**Prop Feat:**	Fenced Yard, Ravine,	**Waterfront:**	
POTL Mo Fee:		School		**Retirement:**	
Elevator/Lift:				**Oth Struct:**	
Laundry Lev:	Upper				
Phys Hdcap-Eqp:					

#	Room	Level	Length (m)	Width (m)	Description		
1	Dining	Main	4.60	x 3.11	Wainscoting	Large Window	B/I Shelves
2	Kitchen	Main	3.03	x 9.51	Centre Island	Granite Counter	Breakfast Bar
3	Family	Main	3.46	x 4.91	Skylight	Gas Fireplace	Vaulted Ceiling
4	Prim Bdrm	2nd	3.99	x 4.01	W/I Closet	4 Pc Ensuite	Separate Shower
5	2nd Br	2nd	3.10	x 4.36	Double Closet	Picture Window	Ceiling Fan
6	3rd Br	2nd	3.51	x 4.22	Double Closet	Picture Window	Ceiling Fan
7	Rec	Bsmt	6.29	x 6.85	Pot Lights	B/I Bookcase	3 Pc Bath
8	4th Br	Bsmt	6.15	x 3.94	Closet	Above Grade Window	

Client Remks: Click On Virtual Tour To Walk Through This Home. Click On Realtor's Link For Floor Plans & Feature Sheet. See Attached For List Of Upgrades & Improvements. Gorgeous 3+1 Br Home On Premium Ravine Lot In Whitby's Finest Neighbourhood Of Williamsburg. Steps To 5 Great Schools, Near The Million Dollar Space Park & Located On A Quiet Cres. Features An Amazing New Kitchen W/ Wrap Around Counter, Family Rm W/ Vaulted Ceilings & Fireplace Overlooking The Ravine.

Extras: Finished Basement W/ Rec Rm, 3 Pc Bath & Bedroom. Outside Boasts Of Beautiful View Of Nature In The Back Yard. Near Walking Trails Along Creek, Parks & Close To Shopping. New Floors (Approx. 2019), Upgraded Kitchen W/ Commercial Fridge

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

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