

	<p>45 Freeman Dr List: \$819,000 For: Sale</p> <p>Port Hope Ontario L1A 2E1</p> <p>Port Hope Port Hope Northumberland</p> <p>SPIS: N Taxes: \$3,051.76 / 2022 DOM: 1</p>
	<p>Detached Front On: W Rms: 8 + 2</p> <p>Link: N Acre: Bedrooms: 4</p> <p>2-Storey Washrooms: 3</p> <p style="text-align: right;">1x2xMain, 1x4x2nd, 1x3xBsmt</p> <p>Lot: 87.41 x 103.89 Feet Irreg: Irregular Depth As Per Geowarehouse</p> <p>Dir/Cross St: Toronto Rd / Marsh Rd</p>

MLS#: X5809358 **Contract Date: 10/27/2022** **PIN#:**

Possession Remarks: Tba		
<p>Kitchens: 1</p> <p>Fam Rm: Y</p> <p>Basement: Finished</p> <p>Fireplace/Stv: N</p> <p>Heat: Forced Air / Gas</p> <p>A/C: Central Air</p> <p>Central Vac:</p> <p>Apx Age:</p> <p>Apx Sqft:</p> <p>Assessment:</p> <p>POTL:</p> <p>POTL Mo Fee:</p> <p>Elevator/Lift:</p> <p>Laundry Lev: Lower</p> <p>Phys Hdcap-Eqp:</p>	<p>Exterior: Brick Front / Vinyl Siding</p> <p>Drive: Private</p> <p>Gar/Gar Spcs: Attached / 1.5</p> <p>Drive Park Spcs: 4</p> <p>Tot Prk Spcs: 5.0</p> <p>UFFI:</p> <p>Pool: None</p> <p>Energy Cert:</p> <p>Cert Level:</p> <p>GreenPIS:</p> <p>Prop Feat:</p>	<p>Zoning:</p> <p>Cable TV:</p> <p>Hydro:</p> <p>Gas:</p> <p>Phone:</p> <p>Water: Municipal</p> <p>Water Supply:</p> <p>Sewer: Sewers</p> <p>Spec Desig: Unknown</p> <p>Farm/Agr:</p> <p>Waterfront:</p> <p>Retirement:</p> <p>Oth Struct: Garden Shed</p>

#	Room	Level	Length (m)	Width (m)	Description
1	Living	Main	3.66	x 7.28	Large Window Crown Moulding O/Looks Frontyard
2	Dining	Main	3.10	x 3.19	Crown Moulding Sliding Doors W/O To Deck
3	Kitchen	Main	3.11	x 5.06	Pot Lights Backsplash Pantry
4	Family	2nd	7.12	x 5.86	Pot Lights Window
5	Prim Bdrm	2nd	3.07	x 4.42	Large Closet Picture Window
6	2nd Br	2nd	3.07	x 2.69	Closet Picture Window
7	3rd Br	2nd	2.78	x 3.81	Closet Picture Window
8	4th Br	2nd	3.87	x 2.87	Closet Picture Window
9	Rec	Bsmt	3.33	x 7.22	Pot Lights Above Grade Window 3 Pc Bath
10	Exercise	Bsmt	3.30	x 3.51	Pot Lights Laminate

Client Remks: Wonderful Detached 4 Bedroom 2 Storey Home On A Large Corner Lot With Finished Basement And Huge Treed Backyard In Port Hope's Established West End Neighbourhood Walking Distance To Schools, Parks, Recreation And Close To Downtown. This Home Boasts Of A Newly Built Heated And Cooled Garage R20 Insulated Perfect To Park Your Vehicle And For Entertaining. An Additional Family Room Built On The 2nd Floor With Pot Lights, Lots Of Windows And Laminate Floors. The Main Floor Features Living Room With Large Bright Windows, Dining Area With Walk-Out To Deck And Kitchen With Tile Floors, Pot Lights And Back Splash. The Finished Basement Features Recreation Room With Windows And Pot Lights, Exercise Area And 3 Piece Bath. Outside The Property Features A Newly Stamped Concrete Driveway And A Beautiful Deck With Custom Gazebo.

Extras: All New Siding, Eavestrough, Gutter Guard, 1.5Ft Of Extra Blown In Insulation In Attic, All New Shingles 2020, Custom Gazebo 2018. Fridge Stove, B/I Microwave, Dishwasher, Washing Machine Clothes Dryer, Hwt Is Owned.

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