

	<p><b>45 Maple Edge Lane</b> <span style="float: right;"><b>List: \$1,200,000 For: Sale</b></span>  <b>Whitby Ontario L1R2N1</b>                  Whitby Williamsburg Durham 260-20-M  <b>SPIS: N</b> <b>Taxes: \$8,808.50 / 2020</b> <span style="float: right;"><b>DOM: 0</b></span></p>
	<p>Detached <span style="float: right;"><b>Front On: S</b></span>  <b>Link: N</b> <span style="float: right;"><b>Acre:</b></span>                  Bungalow <span style="float: right;"><b>Rms: 7 + 5</b></span>  <span style="float: right;"><b>Bedrooms: 3 + 2</b></span>  <span style="float: right;"><b>Washrooms: 3</b></span>  <span style="float: right;"><b>2x4xMain, 1x3xBsmt</b></span></p> <p><b>Lot: 59.11 x 166.94 Feet Irreg:</b>  <b>Dir/Cross St: Rossland &amp; Whitburn</b></p>

**MLS#: E4963732** **Contract Date: 10/22/2020** **PIN#:**

<b>Possession Remarks: Tba</b>			
<p><b>Kitchens:</b> 1  <b>Fam Rm:</b> Y  <b>Basement:</b> Finished  <b>Fireplace/Stv:</b> Y  <b>Heat:</b> Forced Air / Gas  <b>A/C:</b> Central Air  <b>Central Vac:</b>  <b>Apx Age:</b>  <b>Apx Sqft:</b> 2000-2500  <b>Assessment:</b>  <b>POTL:</b>  <b>POTL Mo Fee:</b>  <b>Elevator/Lift:</b>  <b>Laundry Lev:</b> Main  <b>Phys Hdcap-Eqp:</b></p>	<p><b>Exterior:</b> Brick  <b>Drive:</b> Private  <b>Gar/Gar Spcs:</b> Attached / 2.0  <b>Drive Park Spcs:</b> 2  <b>Tot Prk Spcs:</b> 4.0  <b>UFFI:</b>  <b>Pool:</b> Inground  <b>Energy Cert:</b>  <b>Cert Level:</b>  <b>GreenPIS:</b>  <b>Prop Feat:</b> Park, Rec Centre, School, Wooded/Treed</p>	<p><b>Zoning:</b>  <b>Cable TV:</b>  <b>Hydro:</b>  <b>Gas:</b>  <b>Phone:</b>  <b>Water:</b> Municipal  <b>Water Supply:</b>  <b>Sewer:</b> Sewers  <b>Spec Desig:</b> Unknown  <b>Farm/Agr:</b>  <b>Waterfront:</b>  <b>Retirement:</b>  <b>Oth Struct:</b></p>	

#	Room	Level	Length (m)	Width (m)	Description		
1	Living	Main	3.77	x 6.53	Hardwood Floor	Large Window	Formal Rm
2	Kitchen	Main	3.83	x 3.50	Open Concept	Eat-In Kitchen	Quartz Counter
3	Dining	Main	4.60	x 3.05	Ceramic Floor	Window	O/Looks Family
4	Family	Main	4.60	x 4.78	Gas Fireplace	W/O To Deck	French Doors
5	Master	Main	5.15	x 5.16	4 Pc Ensuite	W/I Closet	W/O To Patio
6	2nd Br	Main	3.45	x 3.53	Hardwood Floor	Closet	Picture Window
7	3rd Br	Main	3.45	x 3.38	Hardwood Floor	Closet	Picture Window
8	Exercise	Bsmt	3.95	x 6.57	Pot Lights	French Doors	
9	Rec	Bsmt	5.83	x 10.79	Combined W/Dining	3 Pc Bath	Fireplace
10	4th Br	Bsmt	3.77	x 4.21	Pot Lights	Above Grade Window	Double Closet
11	5th Br	Bsmt	3.77	x 4.04	Pot Lights	Above Grade Window	Double Closet
12	Office	Bsmt	4.19	x 4.09	Pot Lights	Fireplace	French Doors

**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. Impressive 3+2 Br Bungalow On A Premium Lot Backing Onto A Treed Greenspace. Fully Landscaped Backyard Oasis In Complete Privacy, Surrounded By Spice Trees & Featuring An Inground Heated Salt Water Pool W/ Diving Rocks & Waterfall. Upgraded Kitchen O/Looks Family Rm W/ Fireplace & W/Out To Deck,  
**Extras:** Master Br W/ Walkout To Patio W/ Amazing View Of Treed Area & A Professionally Finished Bsmt W/ Rec Room, 2 Br, Office & Gym. Freshly Painted, Fully Landscaped, 9' Ceilings, Shingles(Approx.2017).

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