

	571 Veterans Rd Oshawa Ontario L1H3N6 Oshawa Farewell Durham 269-29-S SPIS: N Taxes: \$3,517.59 / 2020 DOM: 0		
	Duplex Backsplit 4 Lot: 28 x 196.19 Feet Irreg: Dir/Cross St: Bloor/ Farewell	Front On: S Acre:	Rms: 6 + 4 Bedrooms: 2 + 2 Washrooms: 2 1x4xUpper, 1x4xLower

MLS#: E5253174 Contract Date: 5/28/2021 PIN#:
Possession Remarks: 60/90

Kitchens: 1 + 1 Fam Rm: Y Basement: Apartment / Sep Entrance Fireplace/Stv: N Heat: Baseboard / Electric A/C: None Central Vac: Apx Age: Apx Sqft: Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp:	Exterior: Alum Siding / Brick Drive: Private Gar/Gar Spcs: None / 0.0 Drive Park Spcs: 4 Tot Prk Spcs: 4.0 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Park, Public Transit	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Oth Struct:
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#	Room	Level	Length (m)	Width (m)	Description
1	Kitchen	Main	3.86	x 2.30	Galley Kitchen Double Sink Window
2	Breakfast	Main	3.07	x 2.73	Large Window O/Looks Park
3	Dining	Main	3.22	x 2.83	Combined W/Dining O/Looks Family Hardwood Floor
4	Family	Main	5.18	x 3.30	Combined W/Family Large Window Hardwood Floor
5	Master	2nd	3.48	x 4.04	Broadloom Closet Picture Window
6	2nd Br	2nd	3.52	x 3.00	Broadloom Closet Picture Window
7	Living	Lower	3.87	x 5.50	Broadloom Open Concept Window
8	Kitchen	Lower	2.53	x 3.84	Tile Floor Eat-In Kitchen Window
9	3rd Br	Lower	3.47	x 4.59	Broadloom Closet Picture Window
10	4th Br	Lower	3.52	x 3.45	Broadloom Closet Picture 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. Legal Duplex On 28 X 196 Ft Lot Right Next To A Park On A Quiet Street In Desirable Neighbourhood Of Oshawa. Seconds To 401, Near Schools, Public Transit And All Amenities. Backsplit Home Features 2 Units W/ 2 Good Size Bedrooms Each Unit, Kitchen, Family Room And A Private Shed In The Yard.
Extras: Private Driveway Can Park 4 Cars, No Neighbours Behind. Income Potential On Both Units. New Hwt (2020). Great Investment Opportunity
Listing Contracted With: KELLER WILLIAMS ENERGY LEPP GROUP REAL ESTATE, BROKERAGE Ph: 905-428-8100