



622 Lakeview Ave **List: \$675,000 For: Sale**
Oshawa Ontario L1J1B1
 Oshawa Lakeview Durham 277-26-V
SPIS: N **Taxes: \$3,353.83 / 2022** **DOM: 0**

Semi-Detached **Front On: N** **Rms: 8 + 1**
 2-Storey **Acre:** **Bedrooms: 3**
Washrooms: 3
 1x4x2nd, 1x3xBsmt, 1x2xMain
Lot: 44.67 x 126 Feet Irreg: Irregular Depth As Per Geowarehouse
Dir/Cross St: Park/Philip Murray

MLS#: E5832218 **Contract Date: 11/21/2022** **PIN#:**
Possession Remarks: 90

Kitchens: 1
Fam Rm: Y
Basement: Finished
Fireplace/Stv: N
Heat: Forced Air / Gas
A/C: Central Air
Central Vac:
Apx Age:
Apx Sqft:
Assessment:
POTL:
POTL Mo Fee:
Elevator/Lift:
Laundry Lev: Lower
Phys Hdcap-Eqp:

Exterior: Brick / Vinyl Siding
Drive: Private
Gar/Gar Spcs: None / 0.0
Drive Park Spcs: 3
Tot Prk Spcs: 3.0
UFFI:
Pool: None
Energy Cert:
Cert Level:
GreenPIS:
Prop Feat:

Zoning:
Cable TV:
Hydro:
Gas:
Phone:
Water: Municipal
Water Supply:
Sewer: Sewers
Spec Desig: Unknown
Farm/Agr:
Waterfront:
Retirement:
Oth Struct:

#	Room	Level	Length (m)	Width (m)	Description		
1	Living	Main	3.93	x 3.65	Open Concept	Bay Window	Vinyl Floor
2	Dining	Main	3.93	x 3.65	Combined W/Living	Vinyl Floor	
3	Kitchen	Main	4.19	x 2.31	Pot Lights	Backsplash	W/O To Yard
4	Breakfast	Main	3.51	x 2.72	Pot Lights	Pantry	Laminate
5	Family	Main	4.12	x 4.88	Sliding Doors	W/O To Deck	2 Pc Bath
6	Prim Bdrm	2nd	3.20	x 4.44	Double Doors	Closet	Ceiling Fan
7	2nd Br	2nd	5.13	x 2.88	Parquet Floor	Closet	Picture Window
8	3rd Br	2nd	3.63	x 2.46	Parquet Floor	Closet	Picture Window
9	Rec	Bsmt	5.93	x 4.89	Tile Floor	Above Grade Window	3 Pc Bath

Client Remks: Lovely 3-Bedroom, 3-Bath Family Home With Finished Basement In A Highly Sought-After Oshawa Neighbourhood, Just Steps To The Lake, Beach, And Waterfront Trail. This Two-Story Semi Features Laminate Floors Throughout The Main Floor, An Open Concept Living Room And Dining Area, Recently Renovated Kitchen With Walk-Out And A Spacious Addition On The Back With Powder Room. Upper Level Showcase Ample Sized Bedrooms. The Finished Basement Features Rec Room And 3 Piece Bath. Fenced Backyard With Covered Deck And Big Shed For Additional Storage. Located Conveniently Walking Distance To Fantastic Schools, Parks, And Nearby Amenities.

Extras: Fridge, Stove, Dishwasher, Bi Microwave, Washer & Dryer, Elfs, Window Covering, Updated Kitchen 2021, Siding, Soffits, Eve's 2022

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