

	<p>77 Westmoreland Ave Oshawa Ontario L1G2N2 Oshawa O'Neill Durham 269-27-P SPIS: N Taxes: \$4,705.96 / 2022 DOM: 0</p>
	<p>Detached Front On: S Rms: 8 + 3 Link: N Acre: Bedrooms: 5 2-Storey Washrooms: 3 1x2xMain, 1x3xLower, 1x4xUpper Lot: 26 x 113.95 Feet Irreg: Lshape Depth As Geowarehouse Dir/Cross St: Rossland / Simcoe</p>

MLS#: E5825871 Contract Date: 11/14/2022 PIN#:

Possession Remarks: Tba			
<p>Kitchens: 1 Fam Rm: Y Basement: Finished / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Y Apx Age: Apx Sqft: Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Lower Phys Hdcap-Eqp:</p>	<p>Exterior: Brick / Vinyl Siding Drive: Pvt Double Gar/Gar Spcs: Detached / 2.0 Drive Park Spcs: 4 Tot Prk Spcs: 6.0 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Golf, Hospital, Park, Public Transit</p>	<p>Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Ag: Waterfront: Retirement: Oth Struct: Workshop</p>	

#	Room	Level	Length (m)	Width (m)	Description		
1	Family	Main	3.98	x 3.37	Open Concept	Large Window	Coffered Ceiling
2	Dining	Main	2.59	x 3.37	Hardwood Floor	Ceiling Fan	Large Window
3	Kitchen	Main	3.40	x 2.25	Ceramic Floor	Backsplash	Window
4	Br	Main	2.82	x 4.69	Broadloom	Closet	Picture Window
5	Br	Main	2.88	x 3.63	Broadloom	Closet	Picture Window
6	Prim Bdrm	Upper	3.29	x 4.29	Hardwood Floor	Window	Closet
7	Br	Upper	3.80	x 2.66	Hardwood Floor	Window	Closet
8	Br	Upper	3.81	x 2.62	Hardwood Floor	Window	Closet
9	Rec	Lower	5.50	x 4.17	Fireplace	Laminate	Window
10	Kitchen	Lower	2.28	x 3.41	Tile Floor	Pot Lights	Window
11	Exercise	Lower	3.36	x 5.07	Pot Lights	Window	

Client Remks: Extraordinary Charming 5 Bedroom 3 Bath Home With Large Addition And Separate Entrance Finished Basement On A Double L-Shaped Lot On A Quiet Street In Sought After O'neil Area. Steps To Park, School, Secs To Golf Course Near Transit And Hospital. Boasts Of Lots Of Upgrades And Tons Of Character Top To Bottom. This Gorgeous 2 Storey Home Features Beautiful Finishes And Trim Open Concept Family Room And Dining Room With Gleaming Hardwood Floors, Kitchen With Custom Backsplash And 2 Bedrooms With Broadloom And Closets On Main Floor. The Upper Level Features 3 Good Size Bedrooms With Hardwood Floors, Closet And Windows. The Finished Basement With Separate Entrance Features Updated Recreation Room With Fireplace And Window, Potential Kitchen With Tile Floors And Window And An Exercise Area With Pot Lights And Window. Spacious Fenced Backyard Connecting To A Large Detached Garage/Workshop With Hydro Fronting Midland Ave. With 2 Separate Driveways, One Is A Shared Driveway,.

Extras: All Elf, All Window Covering, Garage Door Opener And Remote , 2 Fridges, Stove, Dishwasher, Microwave, Washer And Dryer , Tankless Water Heater , Shed, Sectional Couch In Basement, Pantry On Laundry, Black Storage Shelves In Cold Cellar

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