**Prepared by: JESSICA TUSET, Administrator**
**KELLER WILLIAMS ENERGY LEPP GROUP REAL ESTATE, BROKERAGE**
111 Byron Street South, Whitby, ON L1N4P5 905-428-8100

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**804 Grandview Dr** **List: $700,000 For: Sale**
**Oshawa Ontario L1H7W7**
Oshawa Donevan Durham 277-31-T
**SPIS:** N **Taxes:** $3,588.03 / 2021 **DOM: 0**

Detached **Front On:** W **Rms:** 5 + 3
**Link:** N **Acre:** **Bedrooms:** 3
Bungalow **Washrooms:** 2
1x4xMain, 1x1xLower

**Lot:** 41.49 x 159.7 Feet
**Irreg:**
**Dir/Cross St:** Bloor/Grandview

**MLS#:** E5705201 **Contract Date:** 7/21/2022 **PIN#:**
**Possession Remarks:** 60/90

| | | | | | |
|---|---|---|---|---|---|
| **Kitchens:** | 1 | **Exterior:** | Vinyl Siding | **Zoning:** | |
| **Fam Rm:** | Y | **Drive:** | Private | **Cable TV:** | |
| **Basement:** | Part Fin | **Gar/Gar Spcs:** | None / 0.0 | **Hydro:** | |
| **Fireplace/Stv:** | N | **Drive Park Spcs:** | 4 | **Gas:** | |
| **Heat:** | Forced Air / Gas | **Tot Prk Spcs:** | 4.0 | **Phone:** | |
| **A/C:** | Central Air | **UFFI:** | | **Water:** | Municipal |
| **Central Vac:** | | **Pool:** | None | **Water Supply:** | |
| **Apx Age:** | | **Energy Cert:** | | **Sewer:** | Sewers |
| **Apx Sqft:** | | **Cert Level:** | | **Spec Desig:** | Unknown |
| **Assessment:** | | **GreenPIS:** | | **Farm/Agr:** | |
| **POTL:** | | **Prop Feat:** | Fenced Yard, Park, | **Waterfront:** | |
| **POTL Mo Fee:** | | | Public Transit | **Retirement:** | |
| **Elevator/Lift:** | | | | **Oth Struct:** | |
| **Laundry Lev:** | Lower | | | | |
| **Phys Hdcap-Eqp:** | | | | | |

| # | Room | Level | Length (m) | Width (m) | Description | | |
|---|---|---|---|---|---|---|---|
| 1 | Foyer | Main | 1.28 | x 3.07 | Laminate | Closet | |
| 2 | Family | Main | 5.30 | x 3.70 | Pot Lights | Large Window | |
| 3 | Kitchen | Main | 4.96 | x 3.01 | Eat-In Kitchen | Pot Lights | W/O To Yard |
| 4 | Prim Bdrm | Main | 3.85 | x 2.98 | Laminate | W/W Closet | Picture Window |
| 5 | 2nd Br | Main | 3.68 | x 2.54 | Laminate | Closet | Picture Window |
| 6 | 3rd Br | Main | 2.69 | x 3.58 | Laminate | Picture Window | |
| 7 | Rec | Bsmt | 6.13 | x 6.43 | Partly Finished | Above Grade Window | |
| 8 | Workshop | Bsmt | 3.04 | x 3.33 | Unfinished | | |
| 9 | Other | Bsmt | 3.07 | x 3.84 | Unfinished | Above Grade Window | |

**Client Remks:** Fantastic 3 Bedroom Bungalow On Large 159 Feet Deep Lot In One Of Oshawa's Desirable Family Neighbourhood. Walk To Great Schools, Parks With Easy Access To Public Transit And Minutes To Hwy 401. This Lovely Bungalow Features Newer Kitchen With Side Door Leading To Side Lot, Fully Renovated Main Floor Bathroom, Laminate Flooring Throughout Main And Partially Finished Basement With Recreation Room, Fire Place , Additional Rooms For Storage And Huge Potential Awaiting New Owners Personal Touch. Outside Boasts Of Spacious Private Fenced Yard.
**Extras:** Fridge, Stove, Washer And Dryer, All Electric Light Fixtures, All Window Coverings, Wood Burning Fireplace (Professionally Closed And Sold As Is). Main Floor Freshly Painted

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

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