**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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**97 Breakwater Dr** **List: $999,000 For: Sale**
**Whitby Ontario L1N9N5**
Whitby Port Whitby Durham 276-18-T
**SPIS:** N **Taxes:** $5,367.41 / 2021 **DOM: 0**

Detached **Front On:** S **Rms:** 8 + 1
**Link:** Y **Acre:** **Bedrooms:** 3
2-Storey **Washrooms:** 3
1x2xMain, 2x4x2nd

**Lot:** 27.77 x 110.94 Feet **Irreg:**
**Dir/Cross St:** Victoria/Seaboard

**MLS#:** E5709691 **Contract Date:** 7/25/2022 **PIN#:**
**Possession Remarks:** Flexible

| | | | | | |
|---|---|---|---|---|---|
| **Kitchens:** | 1 | **Exterior:** | Brick / Vinyl Siding | **Zoning:** | |
| **Fam Rm:** | Y | **Drive:** | Private | **Cable TV:** | |
| **Basement:** | Finished / Full | **Gar/Gar Spcs:** | Attached / 1.5 | **Hydro:** | |
| **Fireplace/Stv:** | Y | **Drive Park Spcs:** | 4 | **Gas:** | |
| **Heat:** | Forced Air / Gas | **Tot Prk Spcs:** | 5.0 | **Phone:** | |
| **A/C:** | Central Air | **UFFI:** | | **Water:** | Municipal |
| **Central Vac:** | Y | **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, | **Waterfront:** | |
| **POTL Mo Fee:** | | Grnbelt/Conserv, Lake/Pond, Marina, Park, | | **Retirement:** | |
| **Elevator/Lift:** | | School | | **Oth Struct:** | Garden Shed |
| **Laundry Lev:** | Lower | | | | |
| **Phys Hdcap-Eqp:** | | | | | |

| # | Room | Level | Length (m) | Width (m) | Description | | |
|---|---|---|---|---|---|---|---|
| 1 | Living | Main | 6.21 | x 3.39 | Combined W/Dining | Hardwood Floor | Large Window |
| 2 | Dining | Main | 6.21 | x 3.69 | Combined W/Living | Hardwood Floor | |
| 3 | Family | Main | 4.02 | x 4.48 | Gas Fireplace | Cathedral Ceiling | Hardwood Floor |
| 4 | Kitchen | Main | 2.74 | x 3.41 | Eat-In Kitchen | Double Sink | Tile Floor |
| 5 | Breakfast | Main | 2.10 | x 2.51 | Sliding Doors | W/O To Deck | |
| 6 | Prim Bdrm | 2nd | 4.93 | x 5.06 | 4 Pc Ensuite | W/I Closet | Broadloom |
| 7 | 2nd Br | 2nd | 3.09 | x 3.36 | Closet | W/O To Balcony | Broadloom |
| 8 | 3rd Br | 2nd | 3.61 | x 3.44 | Double Closet | Picture Window | Broadloom |
| 9 | Rec | Bsmt | 10.43 | x 6.85 | Above Grade Window | Pot Lights | |

This Is A Linked Property.

**Client Remks:** Fantastic Whitby Shores 3 Bedroom 2 Storey Home With Finished Basement Located Perfectly Close To Nature Just Steps To Waterfront Trail And Portage Park, Close To Marina, Arena, Lakeridge Health, 401 And Go Train. This Lovely Family Home Features A Dining/Living Room With Hardwood Floors, Family Room With Cozy Fireplace And Cathedral Ceilings, Eat-In Kitchen With Walk-Out To Deck, Primary Bedroom With Ensuite Bath And Walk-In Closet And A 2nd Bedroom With Large Balcony. The Finished Basement Features Large Rec Room With Pot Lights And Above Grade Window, Laundry And Kitchenette. Outside The Home Offers A Beautiful Private Fully Fenced Landscaped Backyard And Oversized Single Car Garage.

**Extras:** Fridge, Stove, B/I Microwave, Dishwasher, Garage Door Opener, Washer & Dryer, All Electric Light Fixtures, Window Coverings, Hot Water Tank (Rental)

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

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