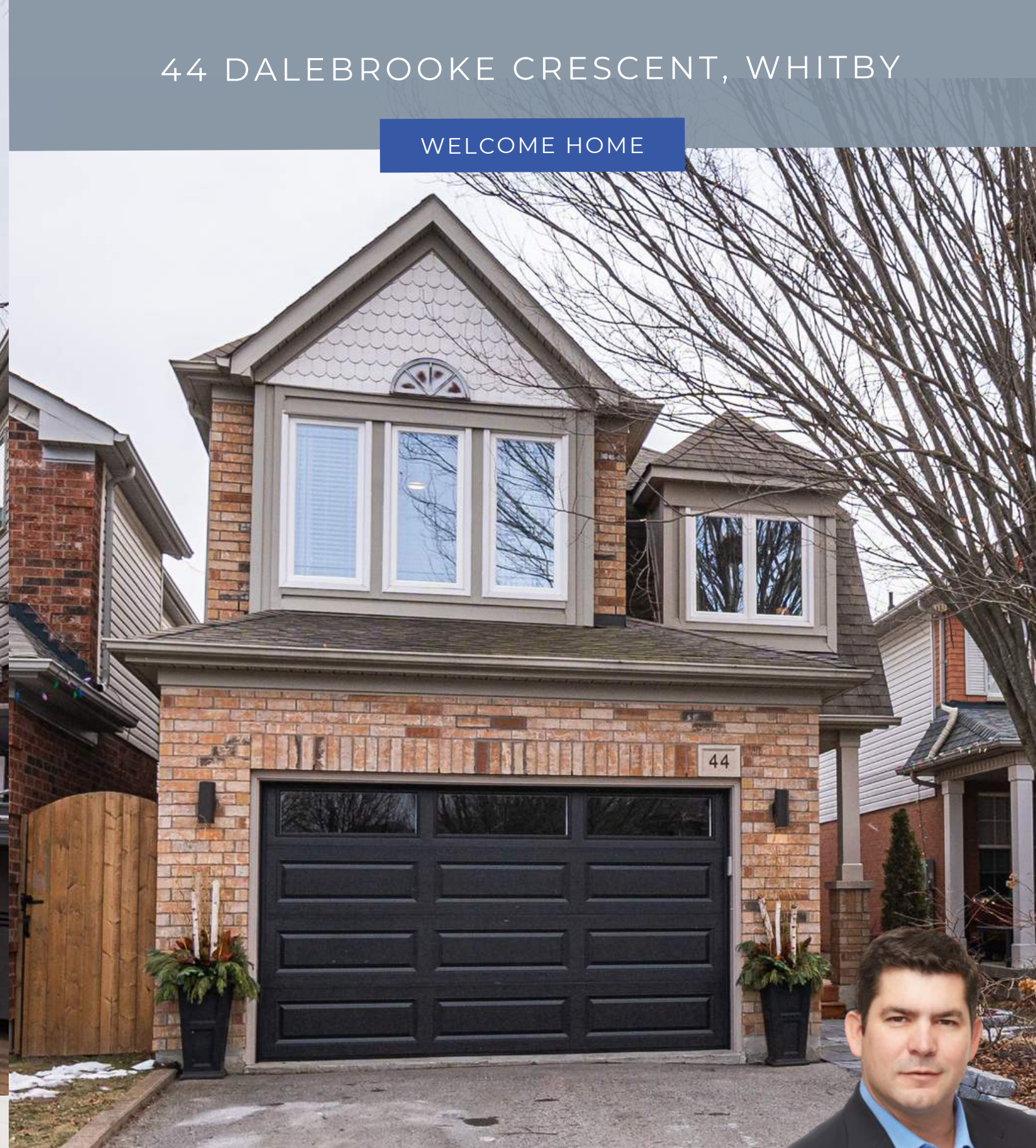


44 DALEBROOKE CRESCENT, WHITBY

WELCOME HOME



**SHAWN LEPP**  
BROKER

905.428.8100  
[www.shawnlepp.com](http://www.shawnlepp.com)

\*Broker. Each Office Independently Owned And Operated. Not intended to solicit buyers or sellers currently under contract with another brokerage

**THE SHAWN LEPP GROUP**

**kw** KELLER WILLIAMS.  
Energy Lepp Group Real Estate, Brokerage  
Each Office Independently Owned and Operated



Gorgeous 3+1 bedroom home on premium ravine lot in Whitby's finest neighbourhood of Williamsburg. Steps to five great schools, near the million dollar space park and located on a quiet crescent.

BY KELLER WILLIAMS ENERY LEPP GROUP REAL ESTATE, BROKERAGE

905.428.8100





## SPECIAL FEATURES

- Amazing new kitchen with wrap around counter
- Granite counter tops and beautiful tiled backsplash
- New stainless steel appliances
- Ceilings with pot lights
- Large breakfast bar area with sliding doors leading to deck
- Beautiful, modern cabinets with lots of storage space





## SPECIAL FEATURES

- Huge family room with wainscoting and skylight for great natural light
- Vaulted ceilings
- Gas fireplace
- Large windows overlooks the ravine lot
- Built-in side cabinet pull-out for additional storage
- Spacious, modern dining room with custom built-ins
- Large windows with sitting nook
- Beautiful new flooring throughout the main floor





## SPECIAL FEATURES

- Primary bedroom with large 4 piece ensuite bath with separate shower and walk-in closet
- Two gorgeous bedrooms with double closets and windows
- Second floor laundry





## SPECIAL FEATURES

- Finished basement with pot lights throughout
- Large recreation room
- 3 piece bath with glass shower
- Fourth bedroom with closet and above grade windows





## SPECIAL FEATURES

### Included:

- All electric light fixtures
- All window coverings
- Fridge, stove (gas), dishwasher, microwave
- Washer and dryer (gas)
- Garage door opener and 2 remote
- Gas Bbq in gazebo
- 2 Sheds
- TV bracket in family room
- Hot water tank (rental)

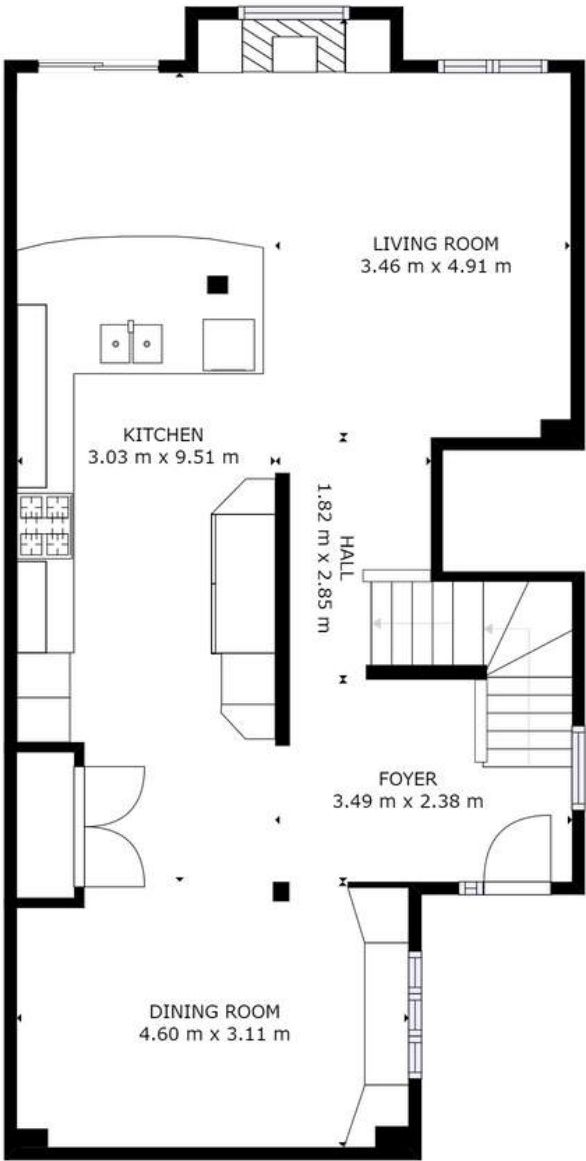
### Upgrades:

- Custom kitchen with Quartz counter tops , huge island, custom moulding & stainless steel appliances (Approx. 2019)
- Commercial size fridge freezer
- New floors on the main floor (Approx. 2019)
- New garage door (2021)
- Furnace ( Approx. 2014)
- A/C (Approx. 2019)
- Basement (Approx. 2016)
- Roof (Approx. 2013)
- Water heater rental (Approx. 2012)
- Built-in side cabinet pull-out for additional storage (besides gas fireplace) (Approx. 2019)
- Basement bookcase pull-out (Approx. 2019)



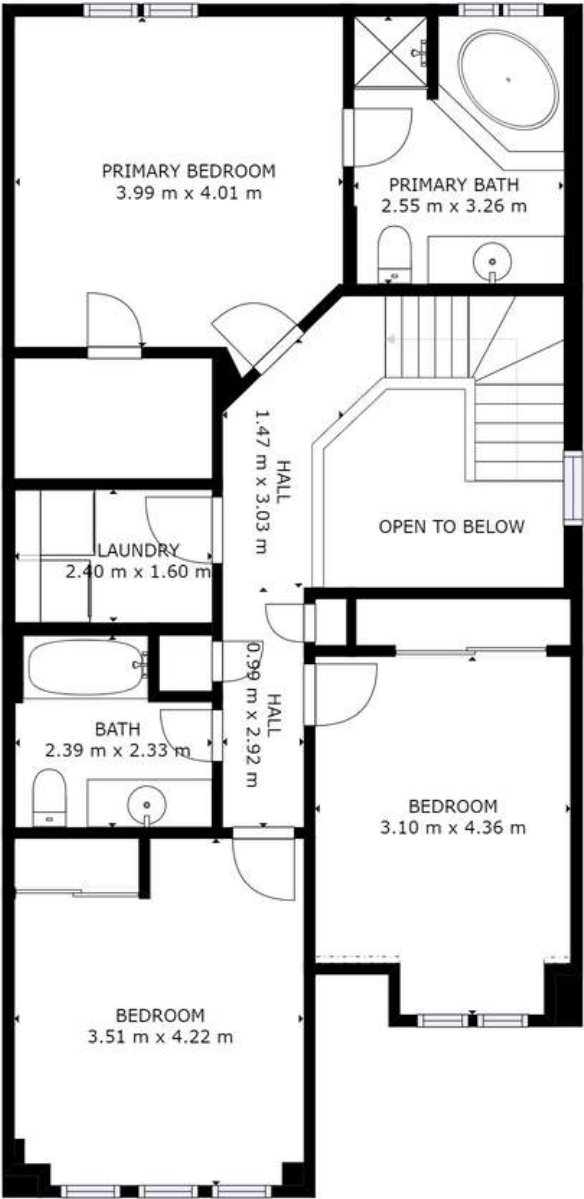


# FLOOR PLANS



GROSS INTERNAL AREA  
FLOOR 1: 72 m<sup>2</sup>, FLOOR 2: 75 m<sup>2</sup>  
FLOOR 3: 82 m<sup>2</sup>, EXCLUDED AREAS:  
REDUCED HEADROOM BELOW 1.5M: 0 m<sup>2</sup>  
TOTAL: 229 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Sizes and dimensions are approximate, actual may vary.





## ELEMENTARY SCHOOLS

<b>Captain Michael Vandenbos P.S.</b> <b>Regular Track JK- Gr 8</b> 3121 Country Lane, Whitby, L1P 1N3 Phone: 905-665-2001	<b>Captain Michael Vandenbos P.S</b> <b>French Immersion Gr 1-8</b> 3121 Country Lane, Whitby, L1P 1N3 Phone: 905-665-2001
<b>St. Luke the Evangelist C.S.</b> <b>Regular Track JK - Gr 8</b> 55 Twin Streams Drive, Whitby, L1P 1N9 Phone : 905.665.5828	<b>St. John the Evangelist C.S.</b> <b>French Immersion Gr 1- 8</b> 1103 Giffard Street, Whitby, L1N 2S3 Phone : 905.668.4011



## SECONDARY SCHOOLS

<p><b>Donald A. Wilson S.S.</b>  <b>Regular Track Gr 9-12</b>          681 Rossland Road          West, Whitby, L1P 1Y1          Phone: 905-6655057</p>	<p><b>Donald A Wilson S.S.</b>  <b>French Immersion Gr 9-12</b>          681 Rossland Road West,          Whitby, L1P 1Y1          Phone: 905-665-5057</p>
<p><b>All Saints C.S.S.</b>  <b>Regular Track Gr 9-12</b>          3001 Country Lane,          Whitby, L1P 1M1          Phone : 905.666.7753</p>	<p><b>Fr. Leo J. Austin C.S.S.</b>  <b>French Immersion Gr 9-10</b>          1020 Dryden Blvd,          Whitby, L1R 2A2          Phone : 905.666.2010</p>


# POST OFFICES

<b>SHOPPERS DRUG MART</b> <b>#1167</b> 3100 GARDEN STREET WHITBY ON L1R 2G0	<b>SHOPPERS DRUG MART</b> <b>#1384</b> 1-220 TAUNTON ROAD E WHITBY ON L1R 3J0
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As school boundaries are constantly changing,  
we recommend you call to verify all information.

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