



DOM: 0

Zoning:
Prop Mgmt: Guardian Property Management
Dir/Cross St: Victoria St W & Brock St S
Directions: Victoria St W & Brock St S

Sat & Sun July 5 & 6. 12pm-2pm

Balcony:	None
Ens Lndry:	Y
Lndy Lev:	Lower
Exterior:	Brick / Vinyl Siding
Gar/Gar Spcs:	Detached / 1
Park/Drive:	Private
Park Type:	Owned
Park/Drv Spcs:	1
Tot Prk Spcs:	2
Park \$/Mo:	
Prk Lvl/Unit:	
Bldg Amen:	
Bbqs Allowed, Visitor Parking	
Prop Feat:	
Arts Centre, Ensuite Laundry, Family Room, Fenced Yard, Fireplace/Stove, Grnbelt/Conserv, Lake/Pond, Park, Pets Allowed with Restrictions, Rec Centre	

#	Room	Level	Length (ft)		Width (ft)	Description		
1	Living	Main	10.01	x	8.63	Open Concept	Hardwood Floor	Combined W/Dining
2	Dining	Main	11.35	x	10.2	Open Concept	Hardwood Floor	Combined W/Living
3	Family	Main	10.96	x	10.93	Open Concept	Gas Fireplace	Large Window
4	Kitchen	Main	10.73	x	8.5	Open Concept	Breakfast Bar	Stainless Steel Appl
5	Breakfast	Main	9.51	x	9.15	Open Concept	W/O To Yard	
6	Prim Bdrm	2nd	16.5	x	10.83	W/I Closet	4 Pc Ensuite	Hardwood Floor
7	2nd Br	2nd	15.65	x	8.83	Double Closet	Hardwood Floor	
8	3rd Br	2nd	10.89	x	9.35	Double Closet	Hardwood Floor	
9	Rec	Bsmt	19.75	x	19.69	Open Concept	Finished	Hardwood Floor
10	Utility	Bsmt	20.54	x	20.41	Unfinished	Combined W/Laundry	

Welcome To This Impeccably Maintained 3 Bedroom, 3 Bathroom Condo Townhome Located In The Sought After Community Of Whitby Shores. A Lakeside Neighbourhood Ideal For Downsizers, Busy Professionals, Or Young Families, Looking For A Low-Maintenance Lifestyle. The Main Floor Offers A Functional Layout With A Separate Living Room And Dining Room At The Front Of The Home, Ideal For Hosting Guests Or Creating A Quiet Sitting Area. Toward The Back, You'll Find A Gorgeous, Bright, Eat-In Kitchen With Stainless Steel Appliances, A Marble Tile Backsplash, Breakfast Bar Seating, And Ample Cabinet Storage. The Kitchen Opens Seamlessly To A Warm And Inviting Family Room Featuring A Cozy Gas Fireplace Perfect For Relaxed Evenings With Loved Ones. A Walkout From This Space Leads To A Fully Fenced Yard, Direct Access To The Garage, And A Private Outdoor Parking Spot. Upstairs, You'll Find Three Generous Bedrooms With Water-Resistant Hardwood Flooring (2023), Including A Large Primary Suite With A Walk-In Closet, Updated Ensuite Bathroom (2023), And Plenty Of Natural Light. The Finished Basement Provides Additional Living Space That Can Be Used As A Home Office, Playroom, Or Media Room. This Condo Townhome Is Ideal For Those Seeking A Low-Maintenance Lifestyle, With Monthly Fees Covering Snow Removal From The Back Laneway, Front Walkway, And Sidewalk Boulevard, As Well As Grass Cutting Along The Boulevard. Making Outdoor Upkeep A Breeze. With Close Proximity To The Lake, Walking Trails, Parks, School, The GO Station, Major Highways, And All Amenities This One Truly Has It All.

Listing Contracted With: CENTURY 21 LEADING EDGE REALTY INC. 416-686-1500