



195 Whitby Shores Greenway Whitby Ontario L1N 9P6 Whitby Port Whitby Durham SPIS: No Taxes: \$8,339/2025		List: \$1,389,900 For: Sale Last Status: NEW DOM: 0
Detached Link: N Bungalow	Front On: S Acre:	Rms: 6 + 4 Bedrooms: 2 + 1 Washrooms: 3 1x5xMain, 1x3xMain, 1x4xBsmt
Lot: 57.5 x 114.95 Feet Irreg: Dir/Cross St: Brock St S. & Victoria St. W Directions: Victoria St. West & Seaboard Gate		

MLS#: E14088872	PIN#: 264830235
Possession Remarks: Flexible	
Legal: PLAN 40M1955 LOT 39	

Kitchens: 1 Fam Rm: Y Basement: Finished / Full Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: Year Built: 2001 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Assessment: 2025 POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Main Phys Hdcap-Eqp:	Exterior: Brick / Vinyl Siding Garage: Yes Gar/Gar Spcs: Attached / 2 Drive: Private, Private Double Drive Park Spcs: 4 Tot Prk Spcs: 6 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Grnbelt/Conserv, Marina, Park, Public Transit, Rec Centre Exterior Feat: Landscaped, Porch, Patio Interior Feat: Central Vacuum, Bar Fridge, Auto Garage Door Remote, ERV/HRV, On Demand Water Heater, Storage, Upgraded Insulation, Workbench, Primary Bedroom - Main Floor, Carpet Free	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply Type: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Oth Struct: Survey Type: Available Land: No Lease/\$/Freq:
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	17.49	x 13.19	Hardwood Floor	Led Lighting	Open Concept
2	Family	Main	23.69	x 13.62	Hardwood Floor	Gas Fireplace	W/O To Yard
3	Kitchen	Main	14.7	x 16.5	Hardwood Floor	Stainless Steel Appl	Quartz Counter
4	Prim Bdrm	Main	16.11	x 15.39	Hardwood Floor	B/I Closet	5 Pc Ensuite
5	2nd Br	Main	12.01	x 10.01	Hardwood Floor	Ceiling Fan	Led Lighting
6	Laundry	Main	6.59	x 6.4	Laundry Sink	W/O To Garage	
7	Rec	Bsmt	17.91	x 22.11	Laminate	Above Grade Window	Led Lighting
8	3rd Br	Bsmt	18.9	x 11.12	4 Pc Ensuite	His/Hers Closets	Above Grade Window
9	Utility	Bsmt	39.11	x 31.1			
10	Other	Bsmt	9.91	x 3.51	Bar Sink	B/I Bar	Combined W/Rec

Client Remks: Stunning Bungalow Extensively Customized From Top To Bottom On A Premium Lot Across From Conservation In Desirable Whitby Shores! Showcasing Gorgeous Wide-Plank Hardwood Flooring, Impressive Craftsmanship And A Sophisticated Modern Design With Warm Wood Tones And Striking Black Accents. The Open-Concept Main Level Features A Bright Front Living Room With Large Windows And California Shutters, And A Showstopping Kitchen With An Oversized Contrasting Centre Island Offering Generous Seating, Breathtaking Quartz Countertops With Elegant Veining And A Matching Full-Height Backsplash, Custom Cabinetry, Stainless Steel Appliances And Soft-Close Drawers. The Inviting Rear Family Room Features A Striking Custom Entertainment Wall With Fireplace And A Walkout To The Backyard. The Primary Bedroom Boasts A Built-In Wall Closet And Luxurious Ensuite With Double Sinks, Glass Shower And Freestanding Tub. A Second Bedroom And Three-Piece Bathroom With Glass Shower Complete The Main Level. Convenient Interior Garage Access Leads To The Main-Floor Laundry Room. The Beautifully Finished Basement Offers An Expansive Recreation Area, Custom Bar, Additional Bedroom With Double Closets, Four-Piece Bathroom With Freestanding Tub And Separate Glass Shower, Two Egress Windows And A Second Laundry Room. Enjoy Great Curb Appeal With A Covered Front Sitting Area, Interlocking And A Double-Car Garage Plus Driveway Parking For Four Cars. The Fully Fenced Backyard Features A Large Interlocking Patio And Ample Space For Outdoor Enjoyment. Steps From Whitby's Waterfront, Trails And Parks, With School, GO Transit, Highways 401 And 412 And Everyday Amenities Nearby! A Must-See!

Inclusions: Stainless Steel Stove, Refrigerator, Dishwasher & Microwave. Kitchen Wine Fridge, Basement Refrigerator, Washer & Dryer, Garage Door Opener w/Remotes, Electrical Light Fixtures, Ceiling Fans, Ring Doorbell, Basement Silver Refrigerator, Black California Shutters, Window Coverings, Automatic Soap Dispensers.

Exclusions: Personal Items, Furniture, BBQ, TV's, Basement Espresso/Coffee Maker, Hanging Artwork.

Prepared By: SARKIS HARMANDAYAN, Salesperson
Phone: 905-999-8588
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CENTURY 21 LEADING EDGE REALTY INC., BROKERAGE
18 Wynford Drive #214, Toronto ON M3C3S2

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