



154 Switzer Dr
Oshawa Ontario L1G 3J7
Oshawa Centennial Durham
SPIS: N **Taxes:** \$6,327/2025 **DOM:** 0
List: \$849,900 For: Sale
Detached **Front On:** N **Rms:** 7 + 2
Link: N **Acre:** **Bedrooms:** 3
Sidesplit 3 **Washrooms:** 3
1x5x2nd, 1x2x2nd, 1x2xBsmt
Lot: 62.5 x 101.08 Feet **Irreg:**
Dir/Cross St: Switzer Dr & Somerville St
Directions: Switzer Dr & Simcoe St N

MLS#: E12384245 **PIN#:** 162890225
Possession Remarks: Flexible
Broker Open House: Saturday, September 6 2025 2:00 PM - 4:00 PM **Opn Hse Note:**
Sat & Sun Sept. 6th&7th. 2pm-4pm

Kitchens: 1 Fam Rm: Y Basement: Finished / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Year Built: 1971 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Block,Concrete Assessment: 2025 POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Lower Phys Hdcap-Eqp:	Exterior: Alum Siding / Stone Gar/Gar Spcs: Attached / 2 Park/Drive: Drive: Private Double Drive Park Spcs: 4 Tot Prk Spcs: 6 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Family Room, Fireplace/Stove Interior Feat: Auto Garage Door Remote	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: None
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	22.15	x 14.01	
2	Dining	Main	13.09	x 10.89	W/O To Patio
3	Kitchen	Main	13.29	x 13.09	
4	Prim Bdrm	2nd	14.7	x 13.58	2 Pc Ensuite
5	2nd Br	2nd	15.72	x 10.6	
6	3rd Br	2nd	14.47	x 10.24	
7	Family	Lower	20.77	x 11.94	W/O To Yard Access To Garage
8	Rec	Bsmt	13.52	x 12.73	Above Grade Window
9	Utility	Bsmt	23.65	x 12.86	

Client Remks: Solid Bones, A Huge Lot, And Endless Potential. Something You Don't See Every Day. This 3 Bedroom, 3 Bath Side Split, Has Been Lovingly Maintained By Its Original Owners. Inside, You'll Find A Good-Sized Living Area With Hardwood Flooring, Open To The Dining Space With Walkout To The Backyard, And A Separate Kitchen Ready For Your Personal Touches. Upstairs, The Primary Bedroom Features His And Her Closets And A Two-Piece Ensuite, While Two Additional Generous Bedrooms Share A Five-Piece Bath. The Lower Level Boasts A Spacious Family Room With A Wood-Burning Fireplace, Direct Access To The Double-Car Garage, And A Second Separate Entrance. Perfect For Multi-Generational Living Or Income Property Potential. The Basement Adds A Finished Rec Room, Two-Piece Bath, Laundry, And Large Utility/Storage Space. The Neighbourhood Offers Family-Friendly Streets, Great Schools, Parks, Shopping At Oshawa Centre, Nearby Restaurants, Quick Access To Highway 401 And Lake Ontario Waterfront Trails Minutes Away. A Home Where Lifestyle Meets Potential. Ready For Its Next Chapter With You.

Inclusions: All Appliances, Light Fixtures, Window Coverings, Garage Door Opener W/Remote, Fireplace As-Is.
Listing Contracted With: CENTURY 21 LEADING EDGE REALTY INC. **Ph:** 416-686-1500

