



63 Lakeridge Rd S
Whitby Ontario L1P 1K6
Whitby Rural Whitby Durham
SPIS: N **Taxes:** \$6,981/2025 **DOM: 2**

Detached
Link: N
Backsplit 4

Front On: E
Acre:

Rms: 9 + 1
Bedrooms: 4
Washrooms: 2
1x3xLower, 1x4xUpper

Lot: 80 x 200 Feet Irreg:
Dir/Cross St: Lakeridge Rd & Dundas St W
Directions: Old Lakeridge Rd S & Churchill Ave

MLS#: E12481764 **PIN#:** 264940071

Possession Remarks: 60-90 Days

Legal: LT 11 PL 562 WHITBY; WHITBY

Kitchens: 1 Fam Rm: Y Basement: Walk-Up / Unfinished / Separate Entrance / Crawl Space Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Y Apx Age: Year Built: 1975 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 / Brick Gar/Gar Spcs: Attached / 2 Park/Drive: Private Drive: Private Drive Park Spcs: 6 Tot Prk Spcs: 8 UFFI: Pool: Inground Energy Cert: Cert Level: GreenPIS: Prop Feat: Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Grnbelt/Conserv, Wooded/Treed Interior Feat: Central Vacuum, Auto Garage Door Remote, Water Heater	Zoning: R2 Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply Type: Sewer: Septic Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: HST Applicable to Included In Sale Price: Oth Struct: Survey Type: Available
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	15.55	x 14.9	
2	Kitchen	Main	38.39	x 31.82	
3	Breakfast	Main	9.58	x 9.55	Skylight
4	Dining	Main	14.9	x 11.61	
5	Prim Bdrm	Upper	14.9	x 12.5	
6	Br	Upper	14.9	x 8.63	
7	Br	Upper	9.55	x 9.22	
8	Family	Lower	21.46	x 12.86	W/O To Pool Fireplace
9	Br	Lower	13.19	x 11.42	W/O To Yard Combined W/Office
10	Rec	Bsmt	27.49	x 24.77	Walk-Up

Client Remks: Set On A Rare 80 X 200 Ft Lot, This Well-Cared-For Backsplit Offers Space, Privacy And A Layout Designed For Comfortable Family Living. From The Moment You Arrive, The Curb Appeal Stands Out With A Wide Brick Exterior, Inviting Front Porch, And An Extra-Long Driveway Leading To A Two-Car Garage With A Separate Entrance To The Basement. Inside, The Formal Living And Dining Rooms Boast Distinct Yet Open Spaces Filled With Natural Light, While The Eat-In Kitchen Features A Skylight And Overlooks The Lower Level Family Room For A Warm, Connected Flow. The Lower Level Includes A Fourth Bedroom, Perfect For Guests Or A Home Office, Along With A Three-Piece Bath For Added Convenience. Upstairs Offers A Primary Bedroom With Double Closets As Well As Two Other Inviting Bedrooms And A Full Four-Piece Bath. The Unfinished Basement Provides Additional Space, A Walk-Up To The Garage And Potential For Multi-Generational Living. Outside, Enjoy A Private Backyard Retreat With An Inground Pool, Patio Area, And Two Backyard Sheds. Spacious Inside, A Deep, Wide Lot Outside And The Convenience Of Being Close To Everything-This One Truly Stands Out.

Inclusions: Stove, Refrigerator, Range Hood, Dishwasher, Microwave, Washing Machine & Dryer, Light Fixtures, Window Coverings(Not Stagers), Pool Equipment & Cover, Pool Heater(as-is), Wood Burning Fireplace(As-Is), TV Mounts, Central Vacuum w/Accessories, Garage Door Opener w/Remote.

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