



291 Whitby Shores Greenway Whitby Ontario L1N 9N6 Whitby Port Whitby Durham SPIS: No Taxes: \$9,512/2025		List: \$1,049,000 For: Sale Last Status: NEW DOM: 0
Detached Link: N Bungalow	Front On: W Acre:	Rms: 7 + 3 Bedrooms: 2 + 1 Washrooms: 3 2x4xMain, 1x2xBsmt
Lot: 49.21 x 114.83 Feet Irreg: Dir/Cross St: Brock St S & Victoria St W Directions: Whitby Shores Greenway & Seaboard Gate		

MLS#: E13723448 **PIN#:** 264830137
Possession Remarks: Flexible
Legal: PLAN 40M1926 LOT 96

Kitchens: 1 Fam Rm: Y Basement: Finished / Full Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1999 Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Assessment: 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 Double Drive Park Spcs: 4 Tot Prk Spcs: 6 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Family Room, Fireplace/Stove, Grnbelt/Conserv, Lake/Pond, Park, Rec Centre, School, Wooded/Treed Interior Feat: Auto Garage Door Remote, Primary Bedroom - Main Floor	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply Type: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Accessibility: Level Within Dwelling Feat: 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	14.99	x 11.58	Coffered Ceiling
2	Laundry	Main	8.07	x 6.43	Access To Garage
3	Kitchen	Main	12.24	x 11.55	Stainless Steel Appl
4	Dining	Main	10.93	x 7.97	Hardwood Floor
5	Family	Main	24.11	x 12.73	Hardwood Floor
6	Prim Bdrm	Main	21.03	x 12.8	4 Pc Ensuite
7	2nd Br	Main	12.53	x 10.07	Hardwood Floor
8	Rec	Bsmt	37.47	x 21.59	Laminate
9	Br	Bsmt	14.27	x 12.27	Above Grade Window
10	Utility	Bsmt	8.53	x 7.87	Double Closet

Client Remks: A Rare Bungalow Opportunity In Whitby Shores! This Spacious 2+1 Bedroom, 3-Bathroom Home Is In A Prime Setting With No Neighbours Directly In Front. Overlooking The Lynde Shores Conservation Area And Waterfront Trail, With Lake Ontario Just Beyond. Nature And The Waterfront Are Just Steps From Your Front Door. Inside, An Impressive Living Room Welcomes You With Soaring Ceilings And A Large Bay Window, Filling The Space With Natural Light. At The Heart Of The Home, The Kitchen Features Stainless Steel Appliances, A Sub-Zero Refrigerator And Breakfast Bar With Seating For Four, Flowing Into The Dining Area And Family Room With A Cozy Fireplace And Walkout To The Deck And Serene Backyard. The Primary Suite Offers A Walk-In Closet And Private 4-Piece Ensuite, While The Second Main-Floor Bedroom Is Generously Sized. Main-Floor Laundry Completes The Level. Downstairs, The Finished Lower Level Offers Nearly The Same Footprint As Above. With A Recreation Area, Second Fireplace, New Laminate Flooring And A Large Open Space Ideal For A Home Gym, Games Room, Additional Living Area Or Another Bedroom. A True Third Bedroom With Full Egress Window, 2-Piece Bathroom And Ample Storage Complete The Space. Mature Landscaping Complements A Double-Car Garage With Interior Access And Four-Car Driveway. Just Minutes From Schools, Parks, Shopping, Whitby GO Station And Highway 401-Space, Bungalow Living And A Location That's Hard To Beat!

Inclusions: Stainless Steel Kitchen Appliances(Sub Zero Refrigerator works but ice maker as is),Washer & Dryer, All Electrical Light Fixtures, All Window Coverings and Blinds, Piano, 1x Garage Door Opener, Microwave.

Exclusions: Staging(Art work, some mirrors).

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