

	291 Whitby Shores Greenway		List: \$999,900 For: Sale
	Whitby Ontario L1N 9N6		Last Status: NEW
	Whitby Port Whitby Durham		DOM: 0
	SPIS: No	Taxes: \$9,512/2025	
	Detached	Front On: W	Rms: 7 + 3
	Link: N	Acre:	Bedrooms: 2 + 1
	Bungalow		Washrooms: 3
			2x4xMain, 1x2xBsmt
	Lot: 49.21 x 114.83 Feet Irreg:		
	Dir/Cross St: Brock St S & Victoria St W		
	Directions: Victoria St W & Seaboard Gate		

MLS#: E13702412	PIN#: 264830137
Possession Remarks: 30-60 Days	
Legal: PLAN 40M1926 LOT 96	
Broker Open House:	Saturday, August 22 2026
	2:00 PM - 4:00 PM
Opn Hse Note:	
Sat & Sun August 22 & 23. 2pm-4pm	

Kitchens: 1	Exterior: Brick / Vinyl Siding	Zoning:
Fam Rm: Y	Gar/Gar Spcs: Attached / 2	Cable TV:
Basement: Finished / Full	Drive: Private Double	Hydro:
Fireplace/Stv: Y	Drive Park Spcs: 4	Gas:
Heat: Forced Air / Gas	Tot Prk Spcs: 6	Phone:
A/C: Central Air	UFFI:	Water: Municipal
Central Vac: No	Pool: None	Water Supply Type:
Apx Age:	Energy Cert:	Sewer: Sewers
Year Built: 1999	Cert Level:	Spec Desig: Unknown
Yr Built Source: MPAC	GreenPIS:	Farm/Agr:
Apx Sqft: 1500-2000	Prop Feat: Family Room, Fireplace/Stove,	Waterfront:
Lot Size Source: MPAC	Grnbelt/Conserv, Lake/Pond, Park, Rec	Retirement:
Roof: Asphalt Shingle	Centre, School, Wooded/Treed	Accessibility Level Within Dwelling
Foundation: Concrete	Interior Feat: Auto Garage Door Remote,	Feat:
Assessment: 2025	Primary Bedroom - Main Floor	HST Applicable to Included In
POTL:		Sale Price:
POTL Mo Fee:		Oth Struct:
Elevator/Lift:		Survey Type: None
Laundry Lev: Main		
Phys Hdcap-Eqp:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.99	x 11.58	Coffered Ceiling	Hardwood Floor	
2	Laundry	Main	8.07	x 6.43	Access To Garage	Sunken Room	Laundry Sink
3	Kitchen	Main	12.24	x 11.55	Stainless Steel Appl	Combined W/Dining	Pantry
4	Dining	Main	10.93	x 7.97	Hardwood Floor	W/O To Yard	Combined W/Family
5	Family	Main	24.11	x 12.73	Hardwood Floor	Gas Fireplace	Combined W/Kitchen
6	Prim Bdrm	Main	21.03	x 12.8	4 Pc Ensuite	Hardwood Floor	W/I Closet
7	2nd Br	Main	12.53	x 10.07	Hardwood Floor	Large Window	Closet
8	Rec	Bsmt	37.47	x 21.59	Laminate	Gas Fireplace	
9	Br	Bsmt	14.27	x 12.27	Above Grade Window	Double Closet	
10	Utility	Bsmt	8.53	x 7.87			

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, Washer & Dryer, All Electrical Light Fixtures, All Window Coverings and Blinds, Piano.

Exclusions: Staging(Art work, some mirrors),Microwave.

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