

	346 Regal Briar St Whitby Ontario L1N6N1 Whitby Blue Grass Meadows Durham 268-23-P SPIS: N Taxes: \$5,018.80 / 2018	List: \$839,900 For: Sale DOM: 0
	Detached Front On: E Rms: 8 + 2 Link: N Acre: Bedrooms: 3 2-Storey Washrooms: 4 1x4xBsmt, 1x2xMain, 1x3x2nd, 1x5x2nd Lot: 50 x 120 Feet Irreg: Dir/Cross St: Thickson/Dundas St E	

MLS#: E4291172 Contract Date: 10/31/2018 Possession: Immediate PIN#:

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Apx Age: Apx Sqft: 2000-2500 Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Main Phys Hdcap-Eqp:	Exterior: Brick / Stucco/Plaster Drive: Private Gar/Gar Spcs: Attached / 2.0 Drive Park Spcs: 2 Tot Prk Spcs: 4.0 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat:	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Oth Struct:
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#	Room	Level	Length (m)	Width (m)	Description		
1	Living	Main	5.36	x 3.38	Hardwood Floor	O/Looks Frontyard	French Doors
2	Dining	Main	3.38	x 3.20	Hardwood Floor	Window	O/Looks Backyard
3	Kitchen	Main	3.48	x 2.61	Ceramic Floor	Pot Lights	Stainless Steel Appl
4	Breakfast	Main	4.23	x 3.46	Ceramic Floor	Window	W/O To Deck
5	Family	Main	5.74	x 3.43	Hardwood Floor	Wood Stove	W/O To Deck
6	Laundry	Main	2.28	x 2.01	Ceramic Floor	Walk-Out	
7	Master	2nd	4.30	x 3.50	Hardwood Floor	W/W Closet	5 Pc Ensuite
8	2nd Br	2nd	4.07	x 4.05	Hardwood Floor	Closet	Window
9	3rd Br	2nd	5.05	x 3.51	Hardwood Floor	Closet	Window
10	Rec	Bsmt	8.09	x 5.42	Broadloom	Wet Bar	Gas Fireplace
11	Games	Bsmt	3.71	x 3.31	Broadloom	B/I Shelves	

Client Remks: Welcome To 346 Regal Briar Located In Mature Blue Grass Neighbourhood. Spacious 3 Brd-4 Bath Family Home. Hardwood Floors Thru-Out, Updates Incl: Washrooms, Staircase W/Iron Railings, Pot Light Thru-Out, Interior Dr, Trim & Handles, 3 Exterior Drs, Stucco & Eavestroughs, All Sensor Lights, Roof ('16), Garden Shed. Fin Bsmt W/Wet Bar & Gas F/P. Tons Of Storage! New Broadloom In Bsmt. Freshly Painted, Must Be Seen To Be Appreciated!

Extras: All Elfs, Shutters, New Appliances: Fridge, Stove, Dishwasher, W/D, Exhaust Fan, Security System W/Cameras, Furnace & A/C (2018), Hot Tub 'As Is', Garage Door Opener & 2 Remotes & Keypad, Hwt Rental @\$32.24/Month

Listing Contracted With: RE/MAX WEST REALTY INC., BROKERAGE Ph: 416-769-1616