

	580 Eyer Dr 71 Pickering Ontario L1W3B7 Pickering West Shore Durham SPIS: N Taxes: \$3,215.48 / 2022 DOM: 0	List: \$629,000 For: Sale
	Condo Townhouse 2-Storey Rms: 6 + 2 Corp#: DCC / 52 #Shares%: Unit#: 71 Locker#: Washrooms: 2 Locker Lev Unit: 1x4x2nd, 1x2xGround Locker Unit#: Level: 1	
	Zoning: Prop Mgmt: Newton Trelwney Dir/Cross St: Whites/Oklahoma	

MLS#: E5777116 Possession Remarks: Flexible		Status Cert: Y Bldg Name:		PIN#:	
Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas Apx Age: 31-50 Apx Sqft: 1000-1199 Sqft Source: Measurement Exposure: S Assessment: Spec Desig: Phys Hdp-Eqp:	Pets Perm: Restrict Locker: None Maint: \$946.65 A/C: Central Air Central Vac: Y UFFI: Elev/Lift: Retirement: Taxes Incl: N Water Incl: Y Heat Incl: N Hydro Incl: N Cable TV Incl: Y CAC Incl: N Bldg Ins Incl: Y Prkg Incl: Y Com Elem Incl: Y Cert Level: Energy Cert: GreenPIS: N	Balcony: None Ens Lndry: Y Lndy Lev: Lower Exterior: Brick Gar/Gar Spcs: Undergrnd / 2.0 Park/Drive: Undergrnd Park Type: Owned / Owned Park/Drv Spcs: 2 Tot Prk Spcs: 2.0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Bbqs Allowed, Visitor Parking Prop Feat: Fenced Yard, School			

#	Room	Level	Length (m)	Width (m)	Description		
1	Living	Ground	5.53	x 3.47	Hardwood Floor	W/O To Patio	B/I Shelves
2	Dining	Ground	2.67	x 2.57	Hardwood Floor	Combined W/Living	
3	Kitchen	Ground	3.03	x 2.67	Hardwood Floor	Stainless Steel Appl	
4	Prim Bdrm	2nd	4.66	x 2.88	His/Hers Closets	Large Window	Laminate
5	Br	2nd	3.83	x 2.90	Closet	Laminate	
6	Br	2nd	2.77	x 2.55	Closet	Laminate	
7	Rec	Bsmt	6.90	x 5.37	L-Shaped Room		
8	Laundry	Bsmt	3.19	x 2.04	W/O To Garage		

Client Remks: This Sun-Filled 3 Bdrm End Unit Townhouse Feels Like A Semi. Features A Gas Fireplace, Refinished Hardwood Flr And Brand-New Lighting. Step Out Into The Renovated Large Enclosed Patio Which Backs Onto The Tree Line. Finished Basement With Access To Underground Parking. Steps To Schools, Conservation Area, Parks, 401 & Go Train. Set In A Fantastic Quiet Complex With Perfectly Maintained Grounds. Furnace & A/C New July 2022

Extras: Stainless Steel Fridge, Stove, B/I Dishwasher, Microwave, Front Load Washer(New Aug 22) & Dryer, Electric Light Fixtures, Window Coverings, Cvac & Equip. Buyer To Verify All Measurements.

Listing Contracted With: REAL ESTATE HOMEWARD, BROKERAGE 416-698-2090