Prepared by: CAMERON JOHN WEIR, Salesperson and SCOTT HANTON Broker
KELLER WILLIAMS ADVANTAGE REALTY, BROKERAGE
1238 Queen St East Unit B, Toronto, ON M4L1C3 416-465-4545

1957 Spruce Hill Rd **List: $1,469,000 For: Sale**
Pickering Ontario L1V1S6
Pickering Dunbarton Durham 266-5-R
SPIS: N **Taxes:** $9,500.00 / 2017

Detached
2-Storey

Front On: E
Acre:

Rms: 10 + 2
Bedrooms: 4
Washrooms: 3
2x4x2nd, 1x2xMain

Lot: 60.49 x 353.45 Feet **Irreg:**
Dir/Cross St: Whites & Finch

MLS#: E3849982 **Contract Date:** 6/21/2017 **Possession:** 30-60Tba **PIN#:**

Kitchens:	1	**Exterior:**	Brick	**Zoning:**	
Fam Rm:	Y	**Drive:**	Private	**Cable TV:**	
Basement:	Finished / Sep Entrance	**Gar/Gar Spcs:**	Attached / 2.0	**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:		**Pool:**	None	**Water Supply:**	
Apx Age:		**Energy Cert:**		**Sewer:**	Sewers
Apx Sqft:		**Cert Level:**		**Spec Desig:**	Unknown
Assessment:		**GreenPIS:**		**Farm/Agr:**	
POTL:		**Prop Feat:**	Ravine, River/Stream,	**Waterfront:**	
POTL Mo Fee:			Wooded/Treed	**Retirement:**	
Elevator/Lift:				**Oth Struct:**	
Laundry Lev:	Upper				
Phys Hdcap-Eqp:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	20.24	x 12.00	Broadloom	Formal Rm	O/Looks Frontyard
2	Library	Main	11.74	x 10.50	Hardwood Floor	Sunken Room	B/I Bookcase
3	Dining	Main	15.32	x 11.09	Hardwood Floor	Separate Rm	Large Window
4	Family	Main	18.93	x 15.09	Hardwood Floor	Fireplace	W/O To Deck
5	Breakfast	Main	10.66	x 8.07	Stone Floor	Open Concept	W/O To Deck
6	Kitchen	Main	17.09	x 12.00	Stone Floor	Renovated	B/I Appliances
7	Master	2nd	23.09	x 17.25	Hardwood Floor	W/I Closet	4 Pc Ensuite
8	2nd Br	2nd	13.25	x 12.82	Broadloom	Vaulted Ceiling	West View
9	3rd Br	2nd	14.66	x 12.07	Broadloom	Vaulted Ceiling	West View
10	4th Br	2nd	12.00	x 11.09	Broadloom	Closet	Window
11	Rec	Lower	38.47	x 16.99	Broadloom	Open Concept	W/O To Yard
12	Utility	Lower	18.40	x 12.33	Concrete Floor		

Client Remks: R*A*V*I*N*E L*O*T! Grand 4 Bdrm Dream Home On A Lush 353 Ft Deep Lot On One Of Pickering's Most Prestigious Streets. Impeccably Maintained, Pride Of Ownership. This Custom-Built House Is Ideal For Large Families Who Want To Be Close To Everything... But Have The Privacy, Peace & Serenity Of A Mini-Forest And Creek In Their Own Spectacular Yard. New Eat-In Kitchen, Formal Dining, Formal Living, Sunken Library, Famlly Rm, Multiple Walk-Outs. So Many Features!

Extras: 2nd Bdrm Could Be A Second Master Suite W/Rough-In For Another Full Bath. Plus Rough-In For 5th Bath In Bsmt. Includes Washer/Dryer, Fridge, Stove, Dishwasher, Micro, Light Fixtures. Watch The Video! Floor Plans & Home Inspection Avail.

Listing Contracted With: KELLER WILLIAMS ADVANTAGE REALTY, BROKERAGE **Ph:** 416-465-4545

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