Viewing Guide For

20 Balsdon Crescent, Whitby, Ontario
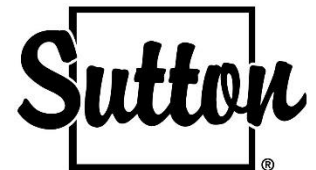
Gina Jeffers
Broker

o 905.619.9500
e ginajeffers@PreferredProperties.ca
w PreferredProperties.ca

20 Balsdon Crescent, Whitby

Inclusions

- ~ Sub-Zero Stainless Steel Refrigerator
- ~ Viking Stainless Steel Gas Stove
- ~ Miele Stainless Steel Dishwasher
- ~ Built in Stainless Steel Microwave
- ~ Garburator
- ~ Whirlpool Front Load Washer
- ~ Whirlpool Front Load Dryer
- ~ All Existing Custom Drapery, Window Coverings, Blinds and California Shutters
- ~ Existing Light Fixtures (*except as excluded below)
- ~ Decorative Ornamental Vanity Sconces
- ~ Gas Furnace
- ~ Water Softener
- ~ Central Air Conditioning Unit
- ~ Garage Door Openers (2) and remotes (2)
- ~ Central Vacuum and related equipment
- ~ Hot Water Tank (Owned)

Exclusions

- ~ Light Fixture over Dining Room Table
- ~ Light Fixture over Kitchen Table
- ~ Wall Mount TV and Mounting Hardware in Master Bedroom
- ~ Exterior Google Nest Camera

20 Balsdon Crescent, Whitby

Features

Lot

- ~ 50.57' x 114.83' (approx. as per MPAC)

Exterior

- ~ Quiet Crescent Location Offering Adjacent Ravine Views Affording a Private yet Open Setting
- ~ Professionally Landscaped Front and Rear Yard
- ~ Double Car Garage
- ~ Fully Fenced Backyard with Easterly Ravine Views
- ~ Deck with Natural Gas Line Hook-up for BBQ

Entry Foyer

- ~ Limestone Floors
- ~ Crown Moulding
- ~ Pot Lights
- ~ Double Door Coat Closet

Main Hall

- ~ Walnut Hardwood Floors
- ~ Pot Lights
- ~ Upgraded Baseboards
- ~ Crown Moulding

Dining Room (Versatile Use)

~ 11'3" x 17'
~ Sunken Room
~ Walnut Hardwood Floors
~ Bay Window
~ Pot Lights
~ Upgraded Baseboards
~ Crown Moulding

Living Room / Den (Versatile Use)

~ 11'10" x 13'6"
~ Walnut Hardwood Floors
~ Crown Moulding
~ Upgraded Baseboards
~ Pot Lights

Kitchen

~ 11'1" x 13'
~ Cambria Quartz Countertop
~ Double Undermount Sink
~ Custom Marble Backsplash
~ Custom Cabinetry with Undermount Lighting
~ Glass Front Pantry with In-Cabinet Lighting
~ Oversized Porcelain Tile Floors
~ Upgraded Baseboards
~ Pot Lights
~ High End Appliances
  - o Sub-Zero Stainless Steel Refrigerator
  - o Viking Stainless Stove
  - o Miele Stainless Steel Built-in Dishwasher
  - o Built in Stainless Steel Microwave
  - o Garburator

Breakfast Area

~ 11'1" x 10'
~ Oversized Porcelain Tile Floors
~ Cambria Quartz Breakfast Bar Counter
~ Overlooks Backyard with Garden Door Access to Deck
~ Pot Lights
~ Upgraded Baseboards
~ Custom Window Blinds

Family Room

~ 21'9" x 11'3"
~ Walnut Hardwood Floors
~ Gas Fireplace
~ Overlooks Backyard with Garden Door Access to Deck
~ Pot Lights
~ Upgraded Baseboards
~ Crown Moulding

Laundry Room

~ Custom Cabinetry
~ Cambria Quartz Countertop
~ Pot Lights
~ Oversized Porcelain Tile Floors
~ Exterior Door with Side Yard Access
~ Double Door Storage Closet with Custom Organizers
~ Direct Garage Access
~ Whirlpool Front Load Washer
~ Whirlpool Front Load Dryer

Powder Room

~ Crown Moulding
~ California Shutters
~ Oversized Porcelain Tile Floors
~ Upgraded Baseboards
~ Updated Plumbing Fixtures

Master Bedroom

~ 24'2" x 12' x 17' (Irreg)
~ Double Door Entry
~ Large Sitting Area
~ Pot Lights
~ Crown Moulding
~ Custom Drapery

Master Ensuite

~ 5 Piece Ensuite
~ Custom Cabinetry with Marble Countertop
~ Marble Floors
~ His & Her Sinks
~ Pot Lights
~ Decorative Ornamental Vanity Sconces
~ Crown Moulding
~ Separate Water Closet
~ Separate Glass Enclosed Marble Shower
~ Spa Tub
~ California Shutters
~ Walk-in Closet with Built in Closet Organizers

2nd Bedroom

~ 11'10" x 10'1"
~ Double Closet with Built in Organizers
~ Broadloom
~ California Shutters

3rd Bedroom

~ 11'10" x 10'1"
~ Broadloom
~ Double Closet with Built in Organizers
~ California Shutters

4th Bedroom

~ 11'9" x 11'
~ Broadloom
~ Double Closet with Built in Organizers
~ California Shutters

Main Bath

~ 4 Piece
~ Large Vanity with Caesarstone Quartz Countertop
~ Pendant Lighting
~ Pot Lights
~ Tub/Shower Combination with Glass Enclosure
~ Marble Floors
~ California Shutters
~ Crown Moulding

*Please note that all measurements are approximate, Buyer / Buyer Agent to verify.