

15 Sato Street Whitby, Ontario



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15 Sato Street, Whitby

Inclusions

- ~ LG French Door Refrigerator
- ~ GE Profile 5 Burner Smooth Top Range
- ~ GE Profile Dishwasher
- ~ LG Front Load Washer
- ~ LG Front Load Dryer
- ~ Over-the-Range Exhaust
- ~ Ethanol Burning Fireplace in Living Room
- ~ Electric Fireplace in Basement Recreation Room
- ~ Four (4) Wall Mounted Speakers in Basement Recreation Room
- ~ Two (2) Black Shelving Units in Basement Storage Room
- ~ All Existing Window Coverings
- ~ All Existing Light Fixtures (except Wall Sconces noted in Exclusions)
- ~ Central Air Conditioning Unit
- ~ Forced Air Gas Furnace with Humidifier
- ~ Central Vacuum and Related Attachments
- ~ Backyard Deck Removable Awning
- ~ Koi Pond Pump and Filtration System

Exclusions

- ~ Two (2) Wall Sconces in Dining Room
- ~ Two (2) Wall Sconces in Family room
- ~ Two (2) Wall Sconces in Master Ensuite
- ~ Hook Rack in Laundry Room
- ~ Chest Freezer
- ~ Free-standing White Cabinets in Recreation Room
- ~ Hot Water Tank (Buyer to assume)

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Features

- ~ 3,438 sqft Total Finished Living Space (as Per MPAC)
 - ~ Built 1993 (as per MPAC)
 - ~ Original Owners
 - ~ Renovated Kitchen (2017)
 - ~ Updated Shingles (2009)
 - ~ All Windows Updated 2012/2014 (except for one basement & front door sidelights)
 - ~ Updated Gas Furnace (2009)
 - ~ Updated Central Air Conditioner (2009)
 - ~ Central Vacuum
 - ~ Property Taxes \$6448.92 for 2018 - based on 2018 monthly pre-authorized payment x12
 - ~ Property Survey (1993)
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Lot

- ~ 50.8' x Irregular (as per Mpac) – 1993 Survey Available
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Exterior

- ~ Fully Detached
- ~ All Brick
- ~ Large Covered Porch
- ~ Double Car Garage with Direct Access into House
- ~ Fully Fenced Backyard with Mature Landscaping
- ~ Koi Pond with 2 Tier Waterfall and Filtration System
- ~ Large Cedar Deck with Privacy Screen & Removable Awning

Foyer Entrance Hall

- ~ 12'4" x 12'2" (Irreg)
- ~ Hardwood Floors
- ~ 2 Storey Entry
- ~ Curved Oak Hardwood Staircase
- ~ Double Coat Closets

Living Room

- ~ 16'0" x 12'4"
- ~ Hardwood Floors
- ~ Ethanol Fireplace
- ~ Crown Moulding
- ~ Separate Formal Room
- ~ Bay Window

Dining Room

- ~ 12'11" x 11'7"
- ~ Hardwood Floors
- ~ Double French Doors off Foyer
- ~ Separate Formal Room
- ~ Single French Door off Kitchen
- ~ Chandelier with Decorative Ceiling Medallion

Kitchen

- ~ 13'4" x 12'0"
- ~ Hardwood Floors
- ~ Quartz Countertops
- ~ Double Undermount Sink
- ~ Marble Backsplash
- ~ Peninsula Breakfast Bar with Pendant Lighting
- ~ Undermount Cabinet Lighting
- ~ Pot Lights
- ~ LG French Door Refrigerator
- ~ GE Profile 5 Burner Smooth Top Range
- ~ Stainless Steel Over-The-Range Exhaust
- ~ GE Profile Built-in Dishwasher

Breakfast / Eating Area

- ~ 13'6" x 9'11"
- ~ Hardwood Floors
- ~ Double Garden Door Walk-out To Deck
- ~ Open to Family Room
- ~ Double Pendant Light Fixture

Family Room

- ~ 14'6" x 12'10"
- ~ Hardwood Floors
- ~ Gas Fireplace
- ~ Open to Breakfast / Eating Area

Powder Room

- ~ 6'1" x 2'6"
- ~ Marble Top Vanity with Undermount Sink
- ~ Crown Moulding
- ~ Tile Floors
- ~ 2 Wall Sconce Lights

Laundry / Mudroom

- ~ 11'0" x 5'11"
- ~ Direct Garage Access
- ~ Front Load Washer & Dryer with Custom Oak Countertop
- ~ Farmhouse Sink
- ~ Beadboard Panelling
- ~ Crown Moulding
- ~ Tile Floors

Upper Hall

- ~ Oak Hardwood Staircase
- ~ Overlooks Foyer
- ~ Bamboo Floors
- ~ Linen Closet

Master Bedroom

- ~ 17'11" x 13'8"
- ~ Bamboo Floors
- ~ Walk-in Closet
- ~ Crown Moulding
- ~ Ceiling Fan Light Fixture

Master Ensuite

- ~ 8'7" x 8'2"
- ~ 4 Piece Ensuite
- ~ 60" Vanity
- ~ Crown Moulding
- ~ Separate Shower
- ~ Soaker Tub
- ~ Tile Floors

2nd Bedroom

- ~ 11'5" x 11'3"
- ~ Bamboo Floors
- ~ Double Closet with Closet Organizers
- ~ Double Window
- ~ Chandelier Light Fixture

3rd Bedroom

- ~ 11'1" x 9'11"
- ~ Bamboo Floors
- ~ Double Closet
- ~ Upgraded Light Fixture

4th Bedroom

- ~ 13'5" x 11'10"
- ~ Bamboo Floors
- ~ Double Closet with Closet Organizers
- ~ Ceiling Fan Light Fixture

Main Bath

- ~ 10'11" x 5'3"
- ~ 4 Piece
- ~ Tub/Shower Combination
- ~ Upgraded Cabinet Pulls
- ~ Crown Moulding
- ~ Tile Floors
- ~ 2 Wall Sconce Lights

Basement Recreation Room / Games Area

- ~ 27'9" x 16'11"
- ~ Laminate Floors
- ~ Electric Fireplace
- ~ Pot Lights
- ~ 4 Wall Mounted Speakers
- ~ Large Egress Windows
- ~ Rough-in for Wet Bar

Basement Bathroom

- ~ 11'1" x 4'11"
- ~ 3 Piece
- ~ Large Walk-in Glass Shower
- ~ Sconce Lighting
- ~ Ceramic Floors

Basement Office / 5th Bedroom

- ~ 18'0" x 11'9"
- ~ Laminate Floors
- ~ Pot Lights
- ~ Large Egress Window

Storage Room

- ~ 17'9" x 12'4"
- ~ Unfinished
- ~ 2 Shelving Units

Furnace / Utility Room

- ~ 8'8" x 7'3"
- ~ Unfinished
- ~ Hot Water Heater (Rental – Buyer to assume)

*The information provided is deemed reliable but not guaranteed. Please note that all measurements provided are approximate. All information provided should be verified by Buyer/Agent.