

Viewing Guide For

64 Silverbirch Place, Whitby, Ontario



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Sutton Group-Heritage Realty Inc.,
Brokerage
Independently Owned and Operated

64 Silverbirch Place, Whitby

Features

Lot

- ~ 47.93' x 110.6' (approx. as per MPAC)
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Exterior

- ~ Professionally Landscaped with Interlock Front Courtyard Sitting Area and Lamp Post Lighting
 - ~ Double Car Garage
 - ~ Front Doors and Garage Doors Repainted (2016)
 - ~ Fully Fenced Backyard with Large Bi-Level Deck with Built in Bench Seating
Separate Grilling Area with Natural Gas BBQ hook up
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Foyer & Main Entry Hall

- ~ 7'2" x 5'10" & 15'4" x 22'1" (Irreg)
 - ~ Double Door Entry
 - ~ 2-Storey Foyer
 - ~ Hardwood Floors (2016)
 - ~ Dramatic Open to Above Main Entry Hall
 - ~ Coat Closet
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Living Room

- ~ 11'7" x 17'
- ~ Sunken
- ~ Hardwood Floors (2016)
- ~ Gas Fireplace
- ~ Vaulted Ceiling

Dining Room

- ~ 15'7" x 10'8" (Irreg)
- ~ Hardwood Floors (2016)
- ~ Coffered Ceiling
- ~ Crown Moulding
- ~ Double French Doors
- ~ Convenient Access to Kitchen

Kitchen & Breakfast Area

- ~ 6'11" x 11'11" & 10'1" x 15' (Irreg)
- ~ Large Bright Eating Area
- ~ Quartz Countertops
- ~ Double Undermount Sink
- ~ Custom Tile Backsplash
- ~ Centre Island with Quartz Work Surface
- ~ Oversized Porcelain Tile Floors
- ~ California Shutters
- ~ Sliding Glass Doors with Walkout to Deck
- ~ Double Door Refrigerator Stainless Steel Refrigerator (2017)
- ~ Stainless Stove (2017)
- ~ Stainless Steel Built-in Dishwasher (2017)
- ~ Pantry Cupboards

Family Room

- ~ 18'1" x 14'10" (Irreg)
- ~ Hardwood Floors (Refinished 2016)
- ~ Gas Fireplace
- ~ Overlooks Backyard
- ~ Accent Pot Light
- ~ Blinds
- ~ Adjacent to Kitchen

Main Floor Office

- ~ 11'5" x 10'9"
- ~ Hardwood Floors (2016)
- ~ Double French Doors

Laundry Room

- ~ 8'3" x 8'9" (Irreg)
- ~ Exterior Door for Side Yard Access
- ~ Double Door Storage Closet
- ~ Direct Garage Access
- ~ Front Load Washer (2017)
- ~ Front Load Dryer (2017)

Powder Room

- ~ 4'11" x 4'11"
- ~ Pedestal Sink
- ~ Tile Floors

Master Bedroom

- ~ 23'6" x 19'1" (Irreg)
- ~ Double Door Entry
- ~ Walk in Closet
- ~ Broadloom
- ~ Blinds

Master Ensuite

- ~ 11'9" x 13'7" (Irreg)
- ~ 5 Piece Ensuite
- ~ His & Her Sinks
- ~ Separate Water Closet
- ~ Separate Shower
- ~ Soaker Tub
- ~ Tile Floors

2nd Bedroom

- ~ 16'2" x 11' (Irreg)
- ~ Double Closet
- ~ Broadloom
- ~ California Shutters

3rd Bedroom

- ~ 11'8" x 9'11"
- ~ Broadloom
- ~ Single Closet

Main Bath

- ~ 13'5" x 5'5"
- ~ 5 Piece
- ~ Double Sinks
- ~ Tub/Shower Combination
- ~ Separate Vanity Area

4th Bedroom

- ~ 16'2" x 14'3"
- ~ 4 Piece Ensuite
- ~ Vaulted Ceiling
- ~ Walk in Closet
- ~ California Shutters
- ~ Broadloom

Basement

- ~ 35'6" x 52'9" (Irreg) Approx. 1651 sqft. as per MPAC
- ~ Unfinished
- ~ Bathroom Rough-in
- ~ Cold Cellar Area
- ~ Gas Furnace
- ~ Rental Hot Water Tank (\$21.87/mth Purchaser to assume)

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

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Inclusions

- ~ Double Door Stainless Steel Refrigerator (2017)
- ~ Stainless Steel Stove (2017)
- ~ Stainless Steel Dishwasher (2017)
- ~ Front Load Washer (2017)
- ~ Front Load Dryer (2017)
- ~ All Existing Window Coverings and California Shutters
- ~ All Light Fixtures
- ~ Wall Sconces on 2nd Floor
- ~ Family Room TV Wall Mount Hardware (TV Excluded)
- ~ Central Air Conditioning Unit (2018)
- ~ Garage Door Openers (2) and remotes (2)
- ~ Central Vacuum and related equipment (2020)
- ~ Hot Water Tank is Rental (\$21.87/mth Purchaser to Assume)

Exclusions

- ~ Family Room TV
- ~ Two Wall Mirrors in Stairway
- ~ Wall Mirror in Main Floor Foyer / Entry Hall