

The Story of...

306 Courcellette Avenue, Oshawa

Front Exterior

- *A Great Opportunity to Get Into the Housing Market- Just Waiting for Your Ideas and Updates!*
- *This Brick and Siding One and a Half Storey Home is Centrally Located*
- *Front Porch is South Facing – Enjoy Your Morning Coffee in the Sunshine or Glass of Wine at the End of the Day*

Kitchen

- *Spacious Kitchen has Large Eat-In Area*
- *Double Sink Under West-Facing Window*
- *Tiled Backsplash*
- *Bead Board Detail*
- *Pantry Cupboard*
- *French Door to Enclosed Back Porch, Staircase to Second Storey and to Living Room*
- *East-Facing Window in Eat In Area Brings Natural Morning Sunlight into Kitchen and Staircase to Upper Level*
- *Vinyl Tile Floor – Easy Maintenance*
- *Appliances are Included – As Is*

Living Room

- *Front Entrance Opens into Living Room*
- *Hardwood Floor*
- *Open to Master Bdrm (Currently no Door on the Bdrm), and to Kitchen*
- *Adjacent to Full Bathroom*
- *Alcove Between Living Room and Kitchen has Storage Closet*

Master Bedroom

- *Located on the Main Floor, this Master Bedroom is a Very Flexible Space – Could be a Bedroom, Office, Play Room etc – as Suits Your Family's Needs*
- *Side by Side South-Facing Windows and Additional East-Facing Window Means Bright Natural Light Floods this Space*
- *Hardwood Floor*

Main Bathroom

- *4 Pc Bathroom on Main Floor*
- *Medium Tone Wood Vanity has 2 Cabinet Doors, and 2 Side Pullouts with Shelving for Handy Storage of Bathroom Products*
- *Solid Surface Sink and Counter – Easy to Clean*
- *Coordinating Wall Mirror*
- *Visible Moisture on Walls & Ceiling of Bathroom – Buyer to do Own Due Diligence*
- *East-Facing Window – Good for Natural Light and Fresh Air*
- *Vinyl Tile Floor*

Stairway and Upstairs Hallway

- *Stairway Leads from Kitchen Eat In Area to Upper Level*
- *Built In Storage Cupboard at Top of Staircase*

Bedroom 2

- *Upper Level Bedroom is a Good Sized Room with a North Facing Window Overlooking the Backyard*
- *Two Built In Storage Cupboards*
- *Sloped Ceilings*
- *Adjacent to This Bedroom is a Flexible Space That Could be a Large Dressing Room/ Walk In Closet, a Third Bedroom, or a Nursery – as Suits Your Needs*
- *Built In Wall Shelf*
- *Built In Hanging Racks on Either Side of Room*
- *South Facing Window – Bright Natural Light*

Stairs & Hallway to Basement

- *Wooden Stairs Lead to Unfinished Basement*

Basement

- *Unfinished Space*
- *Laundry Hook Up and Double Laundry Tubs Located Here*
- *Forced Air Gas Furnace*
- *Reliance Rental Water Tank – New in 2015*
- *100 Amp Breaker Electrical Panel*

Back Porch

- *French Door From Kitchen into Enclosed Porch*
- *Door From Enclosed Porch to Back Yard*
- *Enclosed Porch Needs Work - Due to Previous Moisture Damage*

Backyard

- *Large Lot is Fully Fenced – Good for the Kids or Pets to Play Safely*
- *Mature Trees – Good For Privacy and Shade in Summer*
- *Wooden Deck at Bottom of Stairs from the Back Porch*
- *Attached Storage Area at Back of House – CAUTION: Step Up to Entry is Unsafe*

Inclusions / Exclusions with this Home

- *Includes: All Electric Light Fixtures*
- *Includes: Built In Kenmore Dishwasher – As Is*
- *Includes: Built In GE Microwave – As Is*
- *Fridge, Stove, Washer & Dryer are all As Is*

Main Components

- *Built in 1925*
- *852 Sq Ft as per Mpac*
- *New Shingles in the Fall of 2015*
- *Forced Air Gas Furnace*
- *Reliance Rental Hot Water Tank – New in 2015 – Monthly Fee \$12.36+tax*
- *Note – There are a Few Cracked Window Panes*
- *Taxes: \$2405.76 (2015)*
- *Utilities Costs for 2015 for 1 Person Who was Not Home Full Time*
 - *Enbridge Gas - \$598.74, Water/Sewer - \$540, Hydro - \$456.46*

*Schools In The
Area*

Durham District School Board:

www.ddsb.durham.edu.on.ca

400 Taunton Rd E, Whitby, 905-666-5500 (Toll Free: 1-800-265-3968)

Please contact the board to confirm as boundaries can change.

Elementary School – Clara Hughes PS (JK to Gr. 8)

250 Harmony Rd S, 905-728-1212

High School – Eastdale CVI (Gr. 9 to Gr. Yr. 5)

265 Harmony Rd N, 905-723-8157

Fr. Imm. Elementary Public – David Bouchard PS (Gr. 1 to Gr. 8))

460 Wilson Rd S, 905-725-8271

Fr. Imm. High School Public – RS McLaughlin CVI (Gr. 9 to Yr. 5)

570 Stevenson Rd N, 905-728-9407

Durham Catholic District School Board:

www.dcdsb.ca

650 Rossland Rd W, Oshawa, 905-576-6150 (Toll Free: 1-877-482-0722)

Please contact the board directly to confirm as boundaries can change.

Separate Elementary School – St. Hedwig (JK to Gr. 8)

421 Olive Ave, 905-728-5321

Separate High School – Msgr. John Pereyma (Gr. 9 to Gr. 12)

216 Conant St, 905-432-8470

Fr. Imm. Elementary – St. Thomas Aquinas (Gr. 1 to Gr. 8)

400 Pacific Ave, 905-723-1921

Fr. Imm. High School – Father Leo J. Austin (Gr. 9 ONLY)

1020 Dryden Blvd, Whitby, 905-666-2010

All Saints (Gr. 10 to Gr. 12)

3001 Country Lane, Whitby, 905-666-7753

*Convenient
Location*

- *Centrally Located*
- *Close to Grocery Stores, Costco, Shopping, Schools and Park*
- *Recreation Centre Nearby – Boys and Girls Club of Oshawa & YMCA*
- *Walking Distance to Several Eateries*
- *Less Than 15 Min. Walk to Downtown and GM Centre for Sports and Entertainment Events*
- *Public Transit & Access to the 401*

Thank You For Viewing This Home!

Visit www.MicheleRowland.com