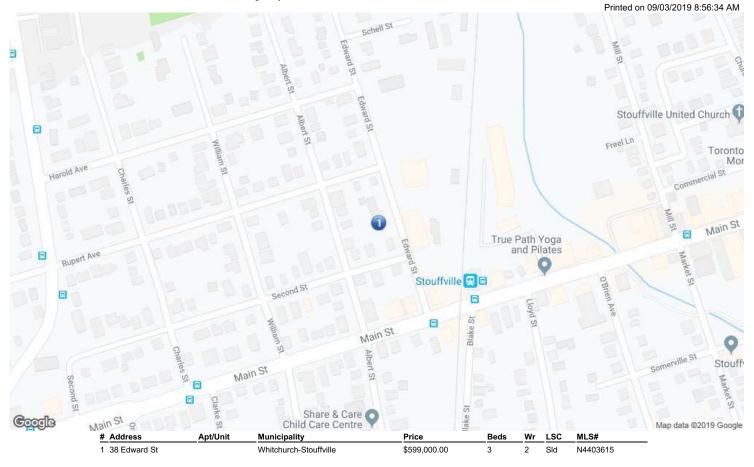
Prepared by: KRISTINE MILBURY SEARLE, Salesperson and ARLENE LEE MILBURY, Salesperson RE/MAX ALL-STARS REALTY INC., BROKERAGE

5071 Highway 7 East #5, Unionville, ON L3R1N3

905-477-0011



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DOM: 6

Municipal

Sewers

38 Edward St Sold: \$630,000 Whitchurch-Stouffville Ontario L4A 1A4 List: \$599,000

Whitchurch-Stouffville Stouffville York 345-40-K

Taxes: \$3,982.51 / 2018 For: Sale % Dif: 105

SPIS: N Last Status: Sld Lt 59 PI 59 Stoufville; Pt Lt 65 PI 59 *

Detached Fronting On: W Rms: 7 Link: N Acreage: Bedrooms: 3 Lot: 68.84 x 98.8 Feet 2-Storey Washrms: 2 1x3xMain, 1x4x2nd Irreg:

Water:

Sewer:

Water Supply:

Waterfront:

Dir/Cross St: Main St & 9th Line

MLS#: N4403615 Seller: Susan Bates Estate, Warren Bury & Bryan Bennett Occupancy: Vacant

PIN#: Contact After Exp: N

Pool:

Holdover: 60

Brick Kitchens: 1 Exterior: Zoning: Private Fam Rm: Drive: Cable TV: Hydro: **Basement:** Unfinished Gar/Gar Spcs: Detached / 1.0 Gas: Phone:

Fireplace/Stv: Drive Pk Spcs: 2 Forced Air / Gas Heat: Tot Pk Spcs: 2.0

A/C: None UFFI:

Central Vac:

100+ Apx Age:

Prop Feat: Retirement: Farm/Agr: Apx Sqft: Assessment: Oth Struct: POTL: Spec Desig: Heritage

Laundry lev:

1	# Room	<u>Level</u>	Length (1	ft) Width (ft)	<u>Description</u>	•		
	1 Kitche	n Main	15.15	x 10.99	Vinyl Floor	Wainscoting		
	2 Living	Main	18.83	x 14.66	Hardwood Floor	Bow Window		
	3 Dining	y Main	13.32	x 11.48	Hardwood Floor	B/I Bookcase		
	4 Family	/ Main	15.32	x 11.51	W/O To Yard	Wainscoting	Fireplace	
	5 3rd Bi	Main	9.58	x 8.82	Hardwood Floor			
	6 Maste	r 2nd	14.07	x 13.32	Hardwood Floor	Bay Window	Closet	
	7 2nd B	r 2nd	12.00	x 10.00	Wood Floor	Closet		

Inground

Client Remks: All Brick Victorian, Circa 1870. Designated Heritage. It Maintains Charm & Character With Original Hardwood Floors & Staircase, Doors & Wide Baseboards. A Fantastic Opportunity To Restore And Bring Back Some History To This Home. 2 Storey, 3 Bedroom Home Awaits Your Personal Touches, High Ceilings On The Main Floor, Some Newer Windows, Quaint Covered Front Porch, Original Gables On The Front Exterior,

Extras: House Is Being Sold, "As Is, Where Is". There Are No Representations Or Warranties. Include: Fridge, Stove, B/I Dw. Washer & Dryer. All Elfs. All Window Coverings. Gb&E. Pool & Related Equipment. Hwt (R).

Brkage Remks: This Century Home Is Looking For Your Vision. It Is Loaded With Potential. Situated In "Olde Stouffville". Steps To Historical Main Street, Shops, Cafes & Restaurants. Close To The Go. Please Attach Sch B & 801 To Any Offer. Email Offers To Kris@Leeandkris.Ca W/ 48 Hr Irrevoc.

Mortgage Comments: *Stouffville As In R313406 Town Of Whitchurch-Stouffville

List: RE/MAX ALL-STARS REALTY INC., BROKERAGE Ph: 905-477-0011 Fax: 905-477-6839

KRISTINE MILBURY SEARLE, Salesperson 416-995-8238 ARLENE LEE MILBURY, Salesperson 647-242-9092

Co-Op: HOMELIFE/REALTY ONE LTD., BROKERAGE Monika Janusz, Broker Donald J. Nadeau, Salesperson

Contract Date: 4/03/2019 Sold Date: 4/09/2019 Leased Terms: Expiry Date: 7/31/2019 Closing Date: 5/15/2019 Original: \$599,000

Last Update: 4/11/2019 **CB Comm:** 2.5% + Hst