


#	Address	Apt/Unit	Municipality	Price	Beds	Wr	LSC	MLS#
1	38 Edward St		Whitchurch-Stouffville	\$599,000.00	3	2	Slid	N4403615

	38 Edward St Whitchurch-Stouffville Ontario L4A 1A4 Whitchurch-Stouffville Stouffville York 345-40-K Taxes: \$3,982.51 / 2018 For: Sale % Dif: 105 SPIS: N Last Status: Sld Lt 59 Pl 59 Stouffville; Pt Lt 65 Pl 59 * DOM: 6	Sold: \$630,000 List: \$599,000	1
	Detached Fronting On: W Rms: 7 Link: N Acreage: Bedrooms: 3 2-Storey Lot: 68.84 x 98.8 Feet Washrms: 2 Irreg: 1x3xMain, 1x4x2nd Dir/Cross St: Main St & 9th Line		

MLS#: N4403615	Seller: Susan Bates Estate, Warren Bury & Bryan Bennett	Occupancy: Vacant
PIN#:	ARN#:	Contact After Exp: N
Holdover: 60		

Kitchens: 1 Fam Rm: Y Basement: Unfinished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: None Central Vac: Apx Age: 100+ Apx Sqft: Assessment: POTL: Laundry lev:	Exterior: Brick Drive: Private Gar/Gar Spcs: Detached / 1.0 Drive Pk Spcs: 2 Tot Pk Spcs: 2.0 UFFI: Pool: Inground Prop Feat:	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Waterfront: Retirement: Farm/Agr: Oth Struct: Spec Desig: Heritage
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	15.15	x 10.99	Vinyl Floor	Wainscoting	
2	Living	Main	18.83	x 14.66	Hardwood Floor	Bow Window	
3	Dining	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 Br	Main	9.58	x 8.82	Hardwood Floor		
6	Master	2nd	14.07	x 13.32	Hardwood Floor	Bay Window	Closet
7	2nd Br	2nd	12.00	x 10.00	Wood Floor	Closet	

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
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