

REAL ESTATE, REFRESHED.

87 Britannia Ave. E., Oshawa, On

Upgrades & Features Include:

- Built: 2012
- Builder: Tribute
- 2,412 Square Feet, Not Including Finished Basement
- 3,171 Sq Ft Of Living Space, Including Finished Basement

EXTERIOR

- Premium 53.5' x 98.43' Lot Next to Park
- All Brick Exterior
- Double Car Garage, Parking for 8 Vehicles, Loft For Storage In Garage
- Beautifully Landscaped (Over \$30k Spent) Front, Side, & Backyard
- Fully Fenced Yard & Nicely Treed
- Shed In Backyard
- Newer Deck

MAIN FLOOR

- 9' Ceilings
- Spacious Foyer with Double Door Coat Closet
- Access to Garage
- Hardwood & Ceramic Tile Throughout Main Floor
- Smooth Ceilings in Dining Room, Kitchen, & Bathrooms

- Open Concept Design
- Granite Kitchen Island
- Double Sink
- Custom Backsplash
- Under Counter Lighting
- Extended Kitchen Cabinetry
- Stainless Steel Appliances (Included)
- Extra Large/Tall Sliding Patio Door With Custom Blinds
- Living Room Gas Fireplace
- Oak Staircase with Runner
- Dining Room Features Coffered Ceilings & Lighting

UPPER LEVEL

- Upgraded Carpet with Upgraded Underpad
- 3 Full Washrooms
- 2 Master Bedrooms both with Ensuite Bathrooms
- 4 Spacious & Bright Bedrooms All With Walk-In Closets
- 5 Pc Custom Master En-Suite Featuring Soaker Tub & Large Standup Glass Shower
- Master Bedroom Features A Walk-In Closet With Built-In Shelving
- Extra Wide Hallway
- Upper Floor Laundry Room Offering Cupboards, Racks & Laundry Sink
- Double Door Linen Closet

BASEMENT

- Fully Finished Basement, Custom Quality (Finished By Tribute)
- Upgraded Carpet with Underpad
- Pot Lights Above Bar Area
- Custom Stairs to Basement
- Plenty of Storage
- Double Door Closet With Storage Shelving
- Framed In Utility Room With Additional Electrical Outlets
- Bar Area Cut Out With Additional Lighting

MECHANICAL COMPONENTS

- Central Air Conditioning: 2012
- Windows: 2012
- Roof: 2012
- Furnace: 2012
- Forced Air Gas Heat
- Hot Water Tank: Rental
- Central Vac