



Gordon's Downsizing & Estate Services is committed to providing you with comprehensive information on each property we offer for sale. Our staff is readily available to assist you with any questions you may have regarding the property.

Gordon's Downsizing & Estate Services provides professional real estate and downsizing solutions. We take on the task of selling our client's home and handling every last detail of their move – including moving them in and getting them settled in their new home.

Our team of real estate experts ensures our clients get top market value for their property, quickly and efficiently. Downsizing specialists take great care managing the tasks of cleaning, sorting, appraising, packing, shipping, moving and managing the sale of our client's extra assets.

Our clients move on with confidence, knowing that all the details of this important transition are taken care of smoothly, and with unconditional care.

For overwhelmed Executors of family estates, Gordon's Downsizing & Estate Services offers a complete estate settlement solution.

Please call, or visit us online at [www.gogordons.com](http://www.gogordons.com) to learn more about this valuable service.

Thank you for your interest in this property.

# Property Information

Welcome to 215 Etna Avenue in Oshawa!

Built in 1950, this 3 bedroom, 2 bath home has been very well maintained, features loads of old world charm, and ready to be personalized to your tastes.

Located on a quiet street, just moments from highway 401, shopping and all the conveniences of the city, this 1.5 story home sits on a well-groomed, generously sized lot that features a rear yard with a patio and a detached garage with built in workshop.

On the main floor you will find an oversized living room with a large picture window, separate dining room, an efficient working kitchen, 4 piece bath, and 2 quiet bedrooms located at the rear of the house.

The second floor features an additional bedroom, loads of storage space, and a large open room that could be used for just about anything you can imagine for it.

The split entrance from the driveway provides private access to the partially finished basement making it a perfect space to develop into an in law suite or second unit.

With its solid construction, convenient location and loads of development potential, 215 Etna Avenue could be the perfect place to call your next home.

# Property Details

**ADDRESS:** 215 Etna Ave, Oshawa, Ontario L1H3B9

**TYPE:** Single family residential

**LEGAL DESCRIPTION:** LT 253 PL 148 OSHAWA; LT 254 PL 148 OSHAWA; OSHAWA

SQ. FT:	1338 above grade, 978 below grade.
BEDROOMS:	3; 2 on main floor, 1 on second floor.
BATHS:	2; 3 piece in basement, 4 piece on main floor.
LAUNDRY:	In basement.
BASEMENT:	Full basement, split entrance off driveway, partially finished. Development potential.
AGE:	73 years (1950).
ELECTRICAL:	200 Amp breaker panel.
ROOF:	Asphalt shingles.
FOUNDATION:	Poured concrete with block effect added.
FLOORS:	Carpet, vinyl, cement. – Hardwood under carpets in living room and dining room.
CEILINGS:	Stucco.
WINDOWS:	Wood (some) covered by aluminum storm windows.
EXTERIOR:	Brick, aluminum siding.
PARKING:	Single wide paved private driveway – 3 cars long.
GARAGE:	Single wide detached garage with separate workshop space.
LOT SIZE:	50.05'X125.07' -6253.83 square feet.
ZONING:	R5-A

TAXES:	\$3483.67 (2022)
ROLL#:	1813040010062000000
PIN #:	163690119
COSTS:	Hydro \$900/yr., Natural gas \$1400/yr., Water/Sewer \$600/yr.
HEATING:	Forced air natural gas (2011), supplementary baseboard electric in basement.
COOLING:	Central air conditioning.
RENTALS:	None.
WATER:	Municipal.
WASTE:	Municipal.
HOME INSPECTION:	Full version available at <a href="http://www.gogordons.com">www.gogordons.com</a> .
LOT DESCRIPTION:	Level, partially fenced, private rear yard with patio.
CHATELS INCLUDED:	Fridge, stove.
FIXTURES EXCLUDED:	None.
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Immediate.

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- Full Home Inspection Report
- Full Zoning Provisions
- Schedule B
- Floor Plans
- Virtual Tour