



63 CHELSEA Crescent
 Stony Creek L8E 5R7
 Prop Type: Residential
 Type/Style: Townhouse Row Unit - 2 Storey
 Sale/Lease: For Sale Only
 District: Stony Creek
 Sub-Area/Nbhd: 51 / Fruitland (518)
 Near:
 Legal: PLAN 62M702 PT BLK 7 RP 62R12631 PART 7
 Roll#:
 Registry Pin#:
 Side of Road: West DOM: 42 ADOM: 42

List Price: **\$ 379,900**
 Lease Rate:
 Selling Price: \$ 375,000
 Previous Price:
 # of Rooms:
 # of Bedrooms: 3 + 0
 Baths 2-piece: 1
 Baths 3-piece: 1
 Baths 4-piece: 1
 Baths 5-piece: 0
 Roughed-in Bths:
 #FBths/#HBths: 2/ 1
 Apx Sq Ft:

Rooms and Their Sizes

Living Room	[1]	18 x 13	4 Pc Bthrm	[3]	Recreation Rm	[B1]
Dining Room	[1]	11 x 10	Bedroom	[3]	13 x 10	
Kitchen	[1]	10 x 8.06	Bedroom	[3]	11 x 11	
Master Bedroom	[2]	13.06 x 16	3 Pc Bthrm	[B1]		
2 Pc Bthrm	[2]		Laundry	[B1]		

Property Details

Property Size: .5 or Less	Lot Size: 50.69 x 94.16 [Imperial]	Location: URBAN
Frontage: 50.69	Basement: Full	Elem'y Sch:
Taxes: \$ 3,204 / 2015	Basement Dev: Fully Finished	Second'y Sch:
Occupant: Owner	Type of Ownshp: Freehold	Status Certif:
Rental Income:	Heating: Forced Air	Water Supply: Municipal
Mortgage: Purchaser to Arrange	Fuel: Gas (Natural)	Water Meter: Yes
UFFI: No	Foundation: CONCR	Sewer Type: Sewer Connected
Gar/Prkg: Yes - Attached Garage, Double Drive, Double Garage		Amperage: 100 Survey: N
Rental Eqmt: Water Heater		Waterfront: N Pool: N
Ext Fin/Const: Brick, Maintenance Free (Fascia, Soffit, Eaves)		Central Air: Yes Age: 21-30
Topography:		Fireplaces:
Features: Alarm System, Automatic Garage Dr, Eat-in Kitchen, Hardwood Floor		

Restrictions: Energuide Rating: N
 Condo Fee Incl:
 Property Management:
 Mobile Home Information: Condo Corp#:

Virtual Tour: <http://www.myvisualistings.com/vt/196324>

Directions:
 Inclusions:

Exclusions:

REALTOR(R) Remarks

Remarkable opportunity to own a meticulously kept and thoroughly updated end unit town home. Features you love: 3bed, 2.5 bath, finbsmt, 2 car garage, XL lot, custom designed kitch, granite counters, new appliances. Recent updates: roof, furnace, a/c, tankless water heater, h-wood thru-out main floor. RSA.

Primary/Sec: Sign: Yes Handicpd: No Taxes Applic: N Possession: T.B.A.
 Deposit Req: 8500 Key: No Lockbx: No SPIS: Waived Bkr Perm Adv: Brkrng Trust Acct: NIB
 Sellers: MICHAEL ROMAN STECURA&SHAWN LEANNE STECURA Consent aft EX: N Appt: L.B.O.
 Brokerage 1: Royal LePage State Realty Ph: 905-574-4600 F:905-574-4345 <http://www.royallepagestate.ca>
 Slsprsn/Brkr1: Neil Quinto - Ph:905-574-4600 neilquinto@hotmail.com Comm Date: 12/08/15
 Slsprsn/Brkr2: Expiry Date: 02/29/16
 Brokerage 2:
 SB Comm: 2% Member Open House: Spcl Provisn: None
 Sell Brokerage: Coldwell Banker Community Real Estate CSale Date:
 Sell Slsprsn/Brkr1: Greg Cichosz Selling Date: 01/19/16
 Sell Slsprsn/Brkr2: Closing Date: 04/28/16
 Selling Price: \$ 375,000
 Sell Lse Rte: