

WELCOME TO 111 BASSETT BOULEVARD

- A warm and inviting family home in the outstanding Pringle Creek neighbourhood
- Pretty as a picture with welcoming front verandah and high-quality landscaping including interlocking stone driveway
- Incredibly spacious with large rooms and lots of living space - an Entertainer's Delight!
- Enjoy the exceptionally private backyard oasis and hours of fun with family and friends in the inground pool with waterfall feature plus hot tub with gazebo cover, pool house/equipment room, built-in outdoor charcoal grill, retractable shade awning and interlocking stone patios
- Updated eat-in kitchen with walk-out to the backyard
- Completely renovated main washroom with separate shower and soaker bathtub
- Take 'family time' to a new level in the exceptionally spacious, open-concept family room with rough-in for a gas fireplace
- Fabulous finished lower level offers a recreation room featuring built-in wet bar and gas fireplace, plus bright laundry room and a dry sauna - great potential to create an in-law suite
- Quality hardwood flooring throughout living and dining rooms and all hallways
- Direct entrance to the built-in garage, plus 2-car parking in the private driveway
- An remarkably convenient location with shops, restaurants and services only minutes away - walk to groceries, Shoppers and Tim Hortons, plus a short drive to everything else on Taunton Road
- Less than a 5-minute walk to buses on Rossland and Garden with connections to the Whitby GO Train
- Sought-after highly ranked Pringle Creek Public School and Anderson Collegiate
- Enjoy nearby Whitby Civic Recreation Complex with excellent health club facilities and fitness programs including two recreational indoor pools, whirlpools, saunas and locker rooms
- Steps to neighbourhood Bassett Park with children's playground and walking trails (quick cut through to Pringle Creek School)
- Easy access to 401 and 407 highways

COMMUNITY SCHOOLS

Durham District School Board **905-666-5500**
www.ddsb.ca

JK-8 Pringle Creek Public School 905-430-2488
80 Ribblesdale Drive

9-12 Anderson C.V.I. 905-668-5809
400 Anderson Street

French Immersion Programs
1-8 Julie Payette Public School 905-668-2225
300 Garden Street

9-12 Donald Wilson Secondary School 905-665-5057
681 Rossland Road West

Durham Catholic District School Board **905-576-6150**
www.dcdsb.ca

JK-8 St. Matthew the Evangelist Catholic School 905-430-8597
60 Willowbrook Drive

9-12 Father Leo J. Austin Catholic S.S. 905-666-2010
1020 Dryden Boulevard



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THE MILLS TEAM
is proud to present

111 BASSETT BOULEVARD



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ADDITIONAL INFO

Property Taxes: \$4,446.07 (Annual in 2018)

Lot Size: 33.61 feet x 120 feet
Widens to 40.6 feet at rear

Parking: Built-in single car garage with direct access to house, plus private driveway with parking for 2 additional cars

Possession: Flexible

Heating/Cooling: Forced air gas furnace with central air conditioning

Utility Costs: Electricity: Approx. \$135/month (2018)
Gas: Approx. \$132/month (2018)
Water: Approx. \$90/month (2018)

Inground Pool: Gas heated concrete pool with vinyl liner with waterfall feature, hot tub with gazebo and pool house/equipment room

Inclusions: Maytag refrigerator, Kitchen Aid stove, Bosch dishwasher, LG microwave/fan, Whirlpool front-loading washer and dryer, GE bar fridge, all electric light fixtures, all blinds and window coverings, attached speakers, electric garage door opener and remote, central vacuum and equipment, all parts of furnace and central air conditioner, sauna, motorized retractable awning, hot tub and equipment, pool house, built-in outdoor charcoal grill and all pool equipment including: heater, pump, filter, vacuum and solar blanket

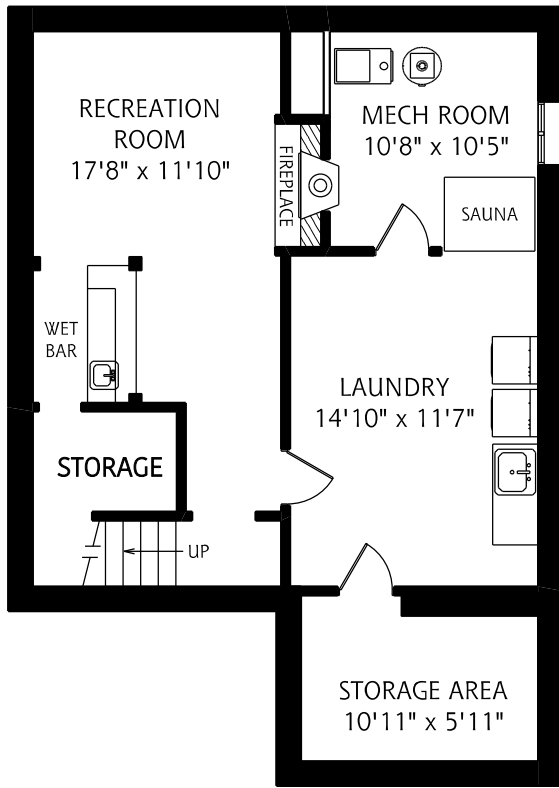
Rental Equipment: Hot water heater (Approx. \$25/month)

A Home Inspection Report dated November 3, 2018 is available for your convenience and information purposes only. Any reliance on this Report and its contents is at the Buyer's own discretion.

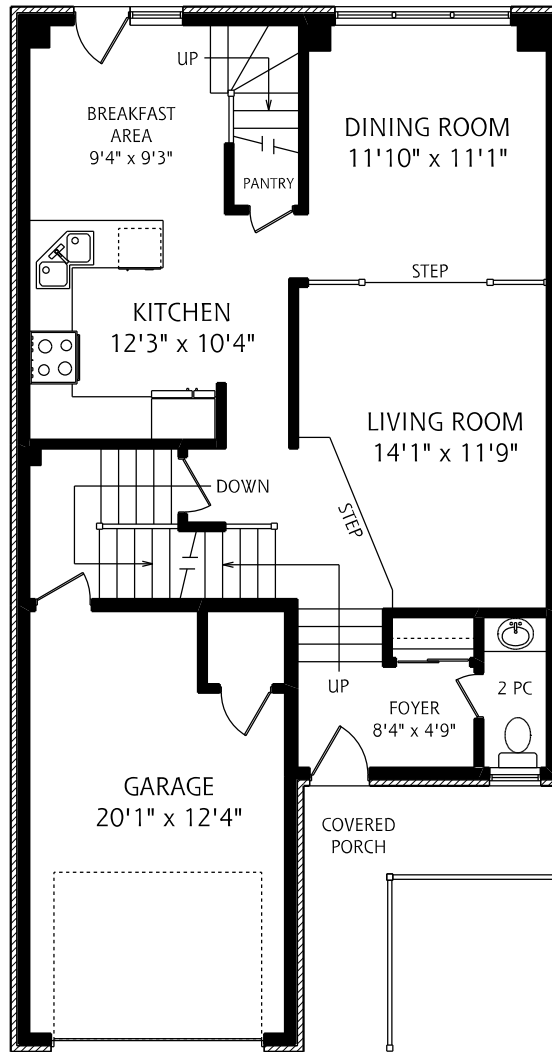
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111 BASSETT BOULEVARD

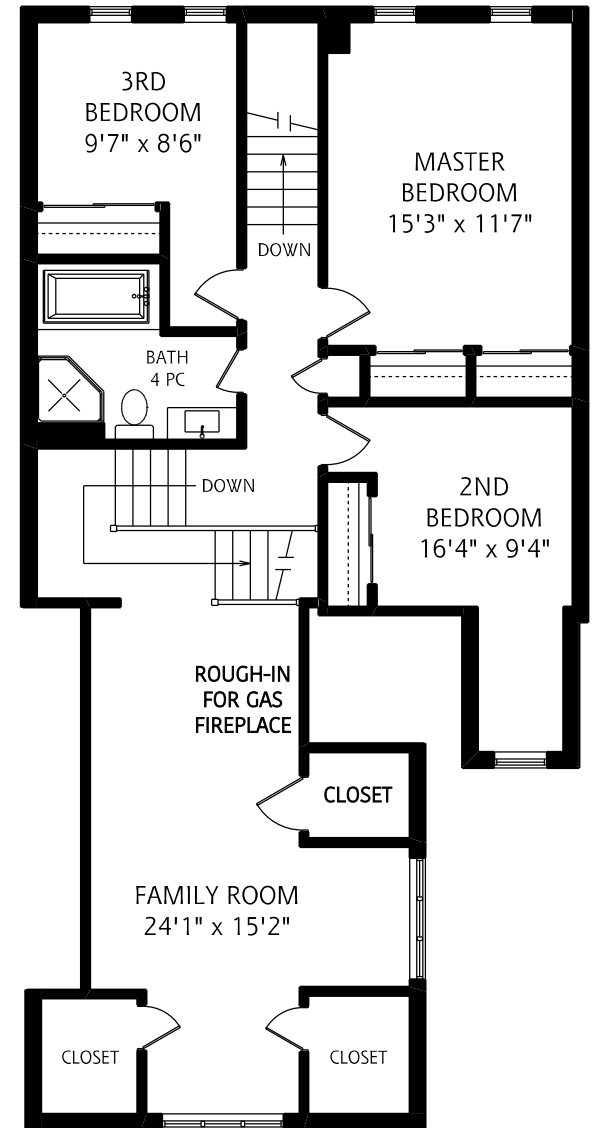


LOWER LEVEL
735 SQUARE FEET



MAIN FLOOR
865 SQUARE FEET

ALL MEASUREMENTS SHOULD BE CONSIDERED APPROXIMATE



SECOND FLOOR
1,195 SQUARE FEET