

	<b>593 Foxwood Tr</b>		<b>List: \$900,000 For: Sale</b>
	<b>Pickering Ontario L1V4K1</b>		
	Pickering Amberlea Durham 266-4-S		
	<b>Taxes: \$7,195.00 / 2020</b>	<b>SPIS: N</b>	<b>Last Status: New</b>
Pcl 86-1, Sec 40M1242; Lt 86, Pl 40M1242 (Pickering) <b>DOM: 1</b>			
Detached		46 x 113 Feet <b>Irreg:</b>	<b>Rms: 8 + 1</b>
<b>Link: N</b>	<b>Front On: W</b>		<b>Bedrooms: 4</b>
2-Storey	<b>Acre:</b>		<b>Washrooms: 4</b>
<b>Dir/Cross St: Foxwood / Rosebank</b>			1x4x2nd, 1x3x2nd, 1x2xMain, 1x2xLower

**MLS#:** E4659966 **Sellers:** Chris Plummer, Poa For Diana Williams-Plummer **Contact After Exp:** N  
**Open House:** 1/04/2020 **From:** 2:00 **To:** 4:00 **Opn Hse Note:** Sat & Sun 2-4Pm  
**Holdover:** 90 **Possession Date:** 3/04/2020 **Possession Remarks:** 60 Days **Occup:** Vacant  
**PIN#:** **ARN#:**

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> Y	<b>Drive:</b> Pvt Double	<b>Cable TV:</b>
<b>Basement:</b> Finished / Full	<b>Gar/Gar Pk Spcs:</b> Attached / 2	<b>Hydro:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive Pk Spcs:</b> 2	<b>Gas:</b>
<b>Heat:</b> Forced Air / Gas	<b>Tot Pk Spcs:</b> 4	<b>Phone:</b>
<b>A/C:</b> Central Air	<b>UFFI:</b>	<b>Water:</b> Municipal
<b>Central Vac:</b>	<b>Pool:</b> Inground	<b>Water Supply:</b>
<b>Apx Age:</b>	<b>Energy Cert:</b>	<b>Sewer:</b> Sewers
<b>Apx Sqft:</b>	<b>Cert Level:</b>	<b>Spec Desig:</b> Unknown
<b>Assessment:</b>	<b>GreenPIS:</b>	<b>Farm/Agr:</b>
<b>POTL:</b>	<b>Prop Feat:</b>	<b>Waterfront:</b>
<b>Elevator/Lift:</b>		<b>Retirement:</b>
<b>Laundry Lev:</b> Main		<b>Oth Struct:</b>
<b>Phys Hdcp-Eqp:</b>		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	17.29	x 11.48	Hardwood Floor	Large Window	French Doors
2	Dining	Main	12.46	x 11.48	Hardwood Floor	Bay Window	Open Concept
3	Kitchen	Main	16.73	x 10.50	Tile Floor	O/Looks Dining	W/O To Pool
4	Family	Main	16.73	x 10.17	Hardwood Floor	Fireplace	O/Looks Pool
5	Master	2nd	17.38	x 11.81	Hardwood Floor	3 Pc Ensuite	W/I Closet
6	Br	2nd	12.46	x 11.81	Hardwood Floor	Large Window	Double Closet
7	Br	2nd	10.17	x 10.17	Hardwood Floor	Large Window	Large Closet
8	Br	2nd	11.81	x 11.81	Hardwood Floor	Large Window	Double Closet
9	Foyer	Main	9.18	x 12.79	Tile Floor	Vaulted Ceiling	Curved Stairs
10	Rec	Lower	35.10	x 24.60	Broadloom	Wet Bar	2 Pc Bath

**Client Remks:** Beautiful 'Foxhollow' 4 Bedroom, 4 Bathroom In The Heart Of Amberlea. Spacious Foyer W/Custom Stairwell, H/W In Living/Dining/Family, Gourmet Kitchen W/Stainless Steel Appliances, W/O To South Facing Backyard W/In-Ground Pool. Beautifully Landscaped Front W/Interlocking Stone. Crown Mouldings Thru Out, Custom Tile And Shower In Master Ensuite. Professionally Finished Basement With Huge Rec Room, Wet Bar, Pot Lights & Bathroom, Fresh Paint.

**Extras:** Walk To Schools, Parks, Splash Pad, Shopping. Well Maintained In-Ground Pool, Irrigation System (Front, Back And Side Yards). Includes Elfs, Washer/Dryer, BI D/W, Range Hood. Excludes Fridge & Stove (TBR), Drapes & Rods (Staging).

**Brkage Remks:** Attach Sched. B And Form 801 To All Offers. Email All Inquiries And Offers To Clientcare@Michellefraser.Com - Offers 48 Hrs Irrevocable W/Bank Draft Only, Made Payable To Re/Max Hallmark Fraser Group Realty In Trust. No Survey On File.

RE/MAX HALLMARK FRASER GROUP REALTY, BROKERAGE **Ph:** 416-494-7686 **Fax:** 416-352-7687  
 685 Sheppard Ave E #401-47 Toronto M2K1B6  
 MICHELLE FRASER, Salesperson 416-494-7686  
**Contract Date:** 1/03/2020 **Condition:** **Ad:** N  
**Expiry Date:** 3/20/2020 **Cond Expiry:** **Escape:**  
**Last Update:** 1/04/2020 **CB Comm:** 2.5 **Original:** \$900,000