

	335 Sheppard Ave Pickering Ontario L1V1E6 Pickering Rougemount Durham 266-3-S Taxes: \$9,300.00 / 2015 SPIS: N Last Status: New Pt Lt 34 Pl 228, Pt 2, 40R10032 City Of Pickering		List: \$1,250,000 For: Sale		
	Detached Fronting On: S 2-Storey Acre: .50-1.99 Lot: 50 x 376 Feet Irreg: .7 Acre 90Ft Across The Back Dir/Cross St: Altona & Sheppard		Rms: 10 + 6 Bedrooms: 3 + 2 Washrooms: 4 1x6x2nd, 1x4xLower, 1x3x2nd, 1x2xMain		
MLS#: E3350733 Possession: Immediate PIN#:					
Kitchens: 1 + 1 Fam Rm: Y Basement: Finished / Walk-Up Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Y Apx Age: Apx Sqft: Assessment: Addl Mo Fee: Elevator/Lift: Laundry Lev: Main Phys Hdp-Eqp:		Exterior: Brick / Wood Drive: Private Garage: Attached / 3.0 Park Spaces: 10 UFFI: No Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Wooded/Treed			
		Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Septic Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Oth Struct:			
#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Ground	17.74	x 13.97	Hardwood Floor Gas Fireplace
2	Dining	Ground	18.24	x 11.58	Hardwood Floor Gas Fireplace
3	Family	Ground	16.43	x 14.86	Hardwood Floor Fireplace
4	Kitchen	Ground	16.73	x 13.55	Hardwood Floor B/I Appliances
5	Solarium	Ground	10.50	x 6.53	Hardwood Floor W/O To Deck
6	Laundry	Ground	15.88	x 9.81	Ceramic Floor W/O To Deck
7	Great Rm	2nd	33.46	x 23.62	Hardwood Floor Gas Fireplace
8	Master	2nd	16.07	x 15.74	6 Pc Ensuite Fireplace
9	2nd Br	2nd	20.30	x 11.02	Hardwood Floor O/Looks Garden
10	3rd Br	2nd	18.07	x 11.68	Broadloom O/Looks Garden
11	Rec	Bsmt	17.68	x 16.01	Broadloom Open Concept
12	Games	Bsmt	17.25	x 13.55	Broadloom Open Concept
Client Remks: Custom Built Home In The Forest, Country Living In The City Of Pickering On 0.7 Acres. New Kitchen/Appliances, 9 Walkouts To Multiple Decks, Multiple Skylights/Solarium Open Concept, 6 Fireplaces - Gas & Woodburning. Finished Basement With Walk Up To Garden, Hollywood Floating Staircase. Large Great Room On 2nd Floor Entertainers Delight.					
Extras: All Existing Appliances, Window Coverings & Elf's, 2 A/C Units, 2 Furnaces, Hi-Efficiency, Cvac & Equipment, 3 Car Garage, Parking For 10+ Cars. Truly A One-Of-A-King Executive Home With So Much Privacy! Seller Will Finance Up To 80%					
ROYAL LEPAGE CONNECT REALTY, BROKERAGE Ph: 905-831-2273 Fax: 905-420-5455					