



**17 Royal St**  
**Oshawa Ontario L1H2T5**  
 Oshawa Central Durham 269-27-R  
**Taxes:** \$2,900.00 / 2016  
 Plan 48 Pt Lot 4

**List: \$234,900 For: Sale** **1**

**SPIS:** N **Last Status:** New

**Detached** **Fronting On:** S **Rms:** 9  
**2-Storey** **Acre:** **Bedrooms:** 4  
**Lot:** 75 x 64 Feet **Washrooms:** 3  
**Irreg:** 1x4xMain, 1x3x2nd, 1x3xLower  
**Dir/Cross St:** Simcoe/Olive

**MLS#:** E3394682 **Possession:** Immed.

**PIN#:**

<b>Kitchens:</b>	2	<b>Exterior:</b>	Alum Siding	<b>Zoning:</b>	
<b>Fam Rm:</b>	N	<b>Drive:</b>	Pvt Double	<b>Cable TV:</b>	
<b>Basement:</b>	Part Fin	<b>Garage:</b>	None / 0.0	<b>Hydro:</b>	
<b>Fireplace/Stv:</b>	N	<b>Park Spaces:</b>	4	<b>Gas:</b>	
<b>Heat:</b>	Forced Air / Oil	<b>UFFI:</b>		<b>Phone:</b>	
<b>A/C:</b>	None	<b>Pool:</b>	None	<b>Water:</b>	Municipal
<b>Central Vac:</b>		<b>Energy Cert:</b>		<b>Water Supply:</b>	
<b>Apx Age:</b>		<b>Cert Level:</b>		<b>Sewer:</b>	Sewers
<b>Apx Sqft:</b>		<b>GreenPIS:</b>		<b>Spec Desig:</b>	Unknown
<b>Assessment:</b>		<b>Prop Feat:</b>		<b>Farm/Agr:</b>	
<b>Addl Mo Fee:</b>				<b>Waterfront:</b>	
<b>Elevator/Lift:</b>				<b>Retirement:</b>	
<b>Laundry Lev:</b>				<b>Oth Struct:</b>	Garden Shed
<b>Phys Hdp-Eqp:</b>					

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	22.89	x 11.87	
2	Kitchen	Main	14.79	x 11.32	
3	Master	Main	13.78	x 11.74	
4	Br	Main	10.00	x 8.86	
5	Br	Main	7.87	x 7.87	
6	Living	2nd	23.78	x 11.81	
7	Kitchen	2nd	13.78	x 11.81	
8	Br	2nd	13.78	x 11.81	
9	Br	2nd	7.94	x 7.94	

**Client Remks:** Zoned R3-A/R5-B/R7-A. As Per City Of Oshawa. Investors, 2 Hydro Meters, 2 Electric Panels, 2 Bedrooms On Main Level & 2 Bedrooms Upper Level! Separate Entrance To Upstairs Laminate Flooring!

**Extras:**

RE/MAX ROUGE RIVER REALTY LTD., BROKERAGE Ph: 905-668-1800 Fax: 905-668-1850