

*Welcome to*  
**20 Ray Street,**  
Oshawa



**\$399,900**

Major reno's! Over \$125,000 recently spent in updates! The upper level offers a 1 bedroom suite or could be retail/office space. All new - washrooms, berber, colonial trim/doors, crown mouldings, electrical, furnace (07) & tank (03). Trendy interior suede walls with California shutters & new vinyl exterior siding (08). 2 separate front entrances. Basement weepers/walls repaired by Crawford & offers great basement storage. Metered parking across the street next to Credit Union & within walking distance to new court house. Location offers great visibility!



20 Ray St  
 Oshawa, Ontario L1G5N1 E16 269-28-Q Taxes: \$3,814.49/09

Store W/Apt/Offc: 2-Storey  
 Lot: 28X38 Feet  
 Lot Irreg: Dir/Crss St: W. Of Ritson/Between King&Bond  
 Fronting On: W  
 Apx Age:  
 Apx Sqft:  
 Rooms: 4+3  
 Bedrooms: 2  
 Washrooms: 2 (1x2, 1x4)  
 Kitchens: 1

Fam Rm: N Basement: Full  
 Retirement: N Central Vac: N  
 Fireplace/Stv: N Heat: Oil/Forced Air  
 Prop Feat: Level Public Transit  
 Exterior: Vinyl Siding  
 Lndry Lev:  
 CAC: Y Drive: Private  
 Gar Type/Spcs: None/0  
 Waterfront:  
 Parking Spaces: 1

# Room	Level	Dimensions (ft)			
1 Office	Main	25.00 x 28.51	California Shutters	Pot Lights	Broadloom
2 Kitchen	2nd	13.98 x 8.10	Ceramic Floor	Ceramic Back Splash	Eat-In Kitchen
3 Living	2nd	25.92 x 10.47	Combined W/Dining	Crown Moulding	California Shutters
4 Dining	2nd	25.92 x 10.47	Combined W/Living	B/I Vanity	Broadloom
5 Br	2nd	13.09 x 13.98	California Shutters	Crown Moulding	Broadloom
6 Office	Bsmt	16.14 x 13.88			
7 Utility	Bsmt	13.88 x 9.12			
8 Laundry	Bsmt	10.10 x 7.51			

[www.dmandzuk.ca](http://www.dmandzuk.ca)  
 FOR ADDITIONAL DETAILS



Inclusions: all electrical light fixtures, central air conditioning, owned hot water tank, California shutters, upper level wall mirrors & balloon valances, fridge & stove (appliances "as is").  
 Rentals: Alarmforce security system (to be assumed - monthly monitoring fee \$30.51)

NOT INTENDED TO SOLICIT PROPERTIES ALREADY LISTED NOR BUYERS SIGNED UNDER A BUYERS AGENCY AGREEMENT. ALL INFORMATION IS DEEMED TO BE ACCURATE BUT SHOULD NOT BE RELIED UPON WITHOUT VERIFICATION. E. & O.E.



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