

\$349,900

Welcome to

**563 Faywood Cres.,
Oshawa**



Stunning brick home backing onto parklands for sale in East Oshawa! Large family sized kitchen with upgraded cabinets, breakfast bar, bay window, custom built-in desk & walkout to deck with brick patio & pool. Open concept main floor with 9' ceilings, shiny hardwood & ceramics, interior decorative pillars, window muntins/transoms & wall sconces. A half wall separates the kitchen from the family room warmed by a cozy gas fireplace. Huge upper hall with computer nook overlooks the dramatic great room with vaulted ceiling. Master has ensuite with soaker tub, walk-in closet & walkout to large front balcony. Bright finished lower level with above grade windows, 4th bedroom, storage, multiple pot lights, built-in wall shelving & partially finished washroom. Main floor laundry with access to garage & separate side entrance. Shows beautifully!



563 Faywood Cres
 Oshawa, Ontario L1K2S4 E16 289-31-P
Legal Desc: Lot 42 Plan 40M2031
SPIS: N **Taxes:** \$5,164.63/2010

Detached **Fronting On:** W **Rooms:** 7+3
2-Storey **Acreage:** < .49 **Bedrooms:** 3+1
Dir/Cross St: Townline /Margate **Washrooms:** 3
Lot: 45.11X123.52 Feet **1x2xMain, 2x4x2nd**
Lot Irreg: Fenced--Backs Onto Park
Possession: September 3/TBA

Kitchens: 1
Fam Rm: Y
Basement: Finished
Fireplace/Stv: Y
Heat: Gas
 Forced Air
CAC: Y **Central Vac:** Y
Apx Age: 9 yrs (2001)
Apx Sqft: 2323 sq ft per MPAC
Elevator: N **Laundry Lev:** Main

Exterior: Brick
Drive: Pvt Double
GarType/Spaces: Attached/2
Parking Spaces: 2
UFFI: No
Pool: Abv Grnd
 Clear View
 Level
 Park
 School

Zoning: Res
Cable TV: Y **Hydro:** Y
Gas: Y **Phone:** Y
Water: Municipal
Water Supply:
Sewers: Sewers
Spec Desig: Unknown
Farm/Agr:
Waterfront: None
Retirement: Garden Shed

#	Room	Level	Dimensions (ft)			
1	Kitchen	Main	11.48 x 11.12	Breakfast Bar	Ceramic Floor	Pantry
2	Breakfast	Main	19.82 x 12.14	B/I Desk	Bay Window	W/O To Deck
3	Family	Main	14.01 x 10.70	Hardwood Floor	Gas Fireplace	Open Concept
4	Great Rm	Main	14.89 x 10.76	Hardwood Floor	Vaulted Ceiling	Picture Window
5	Master	2nd	17.72 x 10.37	4 Pc Ensuite	W/I Closet	W/O To Balcony
6	2nd Br	2nd	14.30 x 10.79	Closet	Broadloom	Window
7	3rd Br	2nd	11.29 x 10.83	Double Closet	Closet	Broadloom
8	4th Br	Bsmt	16.01 x 11.71	Above Grade Window	Broadloom	Double Closet
9	Rec	Bsmt	33.46 x 12.47	Above Grade Window	B/I Shelves	Pot Lights
10	Laundry	Main	10.40 x 6.04	Access To Garage	B/I Shelves	Cushion Floor



Inclusions: All electrical light fixtures & wall sconces in great room, candle wall sconces in family room, built-in dishwasher, all window coverings including blinds, central air conditioning, furnace humidifier, central vac & accessories, garage door opener & remotes, outside shed, outside children's play centre, above-ground pool, Venmar air-exchange system, white cabinet mounted on wall in main 4pc washroom, plate rack in upper hall (will stay as fastened to wall with screws).

Exclusions: White cabinet mounted on wall in 2pc powderroom.
 Rental: Hot water tank.

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