

## Agent Full

### Listing



MLS®#: **18007222**  
 Status: **Active**  
 Major Area: **Windsor-Essex**  
 Trans. Type: **Sale**  
 Legal Description: **PT LT 7 CON EAST OF RIVER PUCE MAIDSTONE AS PT 30 ON 12R21452; LAKESHORE**  
 Address: **543 RIVER DOWNS**  
 City/Town/Munic: **Lakeshore, Ontario N0R 1A0**  
 Side of Road: **South**  
 Nearest Cross St: **EAST PUCE RD**  
 Nearest Town:  
 Area/Property Known As:  
 Property Size: **62.76 x IRREG FT**  
 Acreage:  
 Zoning: **RES**  
 Start Date: **04-Sep-2018**  
 Year Built: **/New**  
 Type of Dwelling: **2 Storey**  
 Possession: **180**  
 List Price: **\$699,900**  
 Property Type: **Residential**  
 District: **60**  
 Sub-District: **62**  
 Approx Sq Ft: **2,858**  
 Occupancy: **Vacant**  
 Expiry Date: **04-Nov-2018**  
 Aprx. Taxes/Yr: **/2018**

#### Interior Features

Basement: **Full**  
 Heating/Cooling: **Central Air Conditioning, Forced Air, Furnace, Heat Recovery Ventilation (HRV)**  
 Flooring: **Ceramic/Porcelain, Hardwood/Engineered Hrwd**  
 Fireplace Type: **Direct Vent**  
 Hot Water Tank: **Rented**  
 Rental Equipment: **None**  
 # of Bedrooms: **4**  
 Indoor Features: **Walk-In Closet**  
 Basement Development: **Unfinished**  
 Heating Fuel: **Natural Gas**  
 Fireplace Fuel: **Gas**  
 HWT - Type: **Gas, Tankless Water Heater**  
 # R-In Bathrooms: **3.1**  
 Ensuite: **Yes**

#### Rooms

Lvl	Room	Room Size	Lvl	Room	Room Size	Lvl	Room	Room Size
M	Office		M	Dining Room		M	Living Room	
M	Kitchen		M	2 Pc. Bathroom		M	Laundry	
2	Master Bedroom		2	4 Pc. Ensuite Bathroom		2	Bedroom	
2	Bedroom		2	Bedroom		2	4 Pc. Bathroom	
B	Utility							

#### Exterior Features

Type of Dwelling: **2 Storey**  
 Driveway: **Front Drive**  
 Exterior Finish: **Brick, Stone**  
 Roof Material:  
 Site Influences: **Playground Nearby, Shopping Nearby**  
 Utility Water/Avail: **Municipal Water/Connected**  
 Parking Type: **Double Garage, Inside Entry**  
 Foundation: **Concrete**  
 Utility Sewer/Avail: **Sanitary/Connected**

#### REALTOR® Information

Data Modification: **Yes**  
 Seller/s: **1722912 ONTARIO LTD.**  
 List Branch: **585 RE/MAX PREFERRED REALTY LTD. - 585**  
 List Salesperson: **ROB ARMITAGE**  
 List Salesperson: **DEBORAH ARMITAGE**  
 Showings: **L.B.O., Lockbox**  
 Calling Expired Permit: **No**  
 Title to Land: **Freehold**  
 L/BR Phone: **(519) 944-5955**  
 L/SP Phone: **(519) 903-0967**  
 L/SP Phone: **(519) 259-7352**  
 CB Share: **2.0**

#### REALTOR® Remarks

**YOU WILL HAVE TIME TO PICK YOUR SELECTIONS IN THIS BEAUTIFUL RIVER DOWNS 2 STOREY. BUILT W/QUALITY BY HABIB HOMES W/THE HOLMES APPROVED HOMES STAMP OF APPROVAL. IMPRESS YOUR GUESTS & FAMILY WHEN YOU ENTERTAIN AROUND YOUR OVERSIZED GRANITE ISLAND IN A KITCHEN THAT IS EVERY HOME OWNERS DREAM. THE KITCHEN IS OPEN TO THE FAMILY ROOM W/A BEAUTIFUL GAS FP. RETIRE AT THE END OF DAY UPSTAIRS INTO YOUR OVERSIZED MASTER BED W/FULL ENSUITE AND WALK IN CLOSET. THIS 4 BEDROOM 3.5 BATH FAMILY HOME IS LOADED W/UPGRADES & SITS ON ONE OF THE LARGEST LOTS IN RIVER DOWNS W/NO REAR NEIGHBORS. This home is registered with the Mike Holmes Approved Home program and comes with a Holmes Approved Home Tier 1 Certification. holmesapprovedhomes.com facebook.com/HolmesApprovedHomes**

Loaded by: Windsor-Essex County Association of REALTORS®

Full Report | Date Printed: 10/26/2018