

	155 Beattie Ave		List: \$669,900 For: Sale
	New Tecumseth Ontario L9R1C5		
New Tecumseth Alliston Simcoe 575-3-D			
Taxes: \$2,900.00 / 2020		SPIS: N	Last Status: New
Plan 1673 Pt Blk E Rp51R24841 New Tecumseth		DOM: 1	
Semi-Detached	29.56 x 135.59 Feet	Rms: 5	
2-Storey	Irreg:	Bedrooms: 3	
Front On: S		Washrooms: 2	
Acre:		1x4x2nd, 1x2xGround	
Dir/Cross St: King To Beattie			

MLS#: N5230438 Sellers: Jennifer Shelson , Daniel James Burling Contact After Exp: N
Holdover: 90 Possession Date: 6/30/2021 Possession Remarks: Tba Occup: Owner
PIN#: 58131010 ARN#: 432401000235403

Kitchens: 1	Exterior: Brick / Vinyl Siding	Zoning: Residential
Fam Rm: N	Drive: Private	Cable TV:
Basement: Full	Gar/Gar Pk Spcs: Attached / 1.0	Hydro:
Fireplace/Stv: N	Drive Pk Spcs: 2	Gas:
Heat: Forced Air / Gas	Tot Pk Spcs: 2.0	Phone:
A/C: Central Air	UFFI:	Water: Municipal
Central Vac:	Pool: None	Water Supply:
Apx Age:	Energy Cert:	Sewer: Sewers
Apx Sqft: 1100-1500	Cert Level:	Spec Desig: Unknown
Assessment:	GreenPIS:	Farm/Agr:
POTL:	Prop Feat: Park, Place Of Worship,	Waterfront:
Elevator/Lift:	School	Retirement:
Laundry Lev:		Oth Struct:
Phys Hdcp-Eqp:		

#	Room	Level	Length (m)	Width (m)	Description		
1	Living	Ground	6.75	x 3.20	Laminate	Combined W/Dining	Picture Window
2	Dining	Ground			Laminate	Combined W/Living	W/O To Deck
3	Kitchen	Ground	4.35	x 2.66	Laminate	Open Concept	Stainless Steel Appl
4	Master	2nd	6.15	x 3.14	Laminate	Double Closet	Window
5	2nd Br	2nd	3.99	x 3.77	Laminate	Closet	Closet
6	3rd Br	2nd	3.55	x 2.78	Laminate	Closet	Window
7	Family	Bsmt	4.10	x 5.20	Laminate	Window	

Client Remks: Adorable & Affordable Open Concept 3 Bdrm, 2 Bath, Semi-Detached Home In Desirable Area Of Alliston. Spacious Chef's Kitchen With Stainless Steel Appliances, Combined With Dining Room. Enjoy The Walkout To A Covered Deck For Entertaining & Generous Sized Back Yard, Fully Fenced & Gated, With A Garden Shed. Inside Entry To Garage With A Storage Loft. Finished Lower Level With Family Room Or Guest Room. Walking Distance To Schools, Parks & Shopping.

Extras: Extras: Includes: Fridge, Stove, Dishwasher, Washer & Dryer, Central Air, Garden Shed, Hot Water, Tank Rental, Updated Front Door Garage Door & Gdo, Bathroom Vanities & Flooring, Kitchen Countertops & Backsplash, Range Hood, Laundry Sink,

Brkage Remks: Covid Protocols In Place, No More Than 3 People Per Showing, Masks, Gloves, Foot Covers To Be Worn. Buyers To Verify All Room Measurements & Lot Size. Email All Offers To Wendyjmcadden@gmail.com Please Contact La For Details .Mon-Fri Showings After 5Pm, Sat After 1Pm, Sun Anytime.

WELCOME HOME REAL ESTATE LIMITED, BROKERAGE Ph: 705-434-4904 Fax: 705-434-1911
2 Woodland Heights Dr Everett L0M1J0
WENDY MCFADDEN, Broker of Record 705-890-4663
Contract Date: 5/11/2021 **Condition:** Appt: Through Lbo **Ad:** N
Expiry Date: 8/31/2021 **Cond Expiry:** **Escape:**
Last Update: 5/12/2021 **CB Comm:** 2.5% Plus Hst **Original:** \$669,900