



WECREB

Sold

Residential

MLS®# 1707799



**841 WESTCHESTER Drive  
WINDSOR N8S 3Y6**

List Price: **\$449,900**  
 Sale/Lease: **For Sale Only**  
 Rooms Abv/Below: **/**  
 # of Bedrms: **3 + 1**  
 # of Bths: **5**  
 Age: **11 Approx**  
 Type/Style: **/ 2 Storey**  
 District: **Windsor-Essex County**  
 Sub-Area/Nhbd: **00 - Windsor, Lasalle, Tecumseh / 4 - East Windsor**  
 Near: **WYANDOTTE**  
 Fronting: **West**  
 Legal: **PL 1566 LT 375**

<b>FOYER [M]</b>	<b>LIVING ROOM [M]</b>	<b>DINING ROOM [M]</b>	<b>KITCHEN [M]</b>
<b>EATING AREA [M]</b>	<b>FAMILY ROOM / FIREPLACE [M]</b>	<b>MASTER BEDROOM [M]</b>	<b>LAUNDRY [M]</b>
<b>BEDROOM [2]</b>	<b>BEDROOM [2]</b>	<b>RECREATION ROOM [B]</b>	<b>FAMILY ROOM [B]</b>
<b>BEDROOM [B]</b>	<b>2 PC. BATHROOM [M]</b>	<b>4 PC. ENSUITE BATHROOM [M]</b>	<b>5 PC. ENSUITE BATHROOM [2]</b>
<b>3 PC. ENSUITE BATHROOM [2]</b>	<b>3 PC. BATHROOM [B]</b>		

Room Size Msmt: **Imperial** Lot Size: **52 X 110 FT** Fireplaces: **YES**  
 Taxes: **\$6,350 (2017)** Basement: **Full** Heating: **Central Air,Energy Efficient,Forced Air Gas**  
 Exterior Finish: **Brick,Stone** Basement Dev: **Fully Finished** A/C: **YES / Central Air**  
 Garage Type: Waterfront: Roof: **NO**  
 Garage Spaces: Zoning: **RES** Balcony: **NO**  
 Ownership Type: Handicpd: Flooring: **Carpet Over Wood,Ceramic,Hardwood**  
 Virtual Tour: Water: **Municipal/**  
 Parking: **Double Garage,Double Drive,Finished Drive** Total Pkg: Sewer Type: **Sanitary Connected**  
 Features: **Alarm System, Central Vacuum, Dishwasher, Microwave Range Hood Combo, Skylight**  
 Site Infl: **Fenced Yard,Landscaped,Shopping Nearby,Sundeck(S)**  
 General Rmks: **Occupied: Seller Foundation: Concrete Outdoor Features: Storage Shed**  
 Mortgage: Total Area: Total Area Rmks:  
 Total Area: Area Msmnt:  
 Incl. in Lease Costs: Lease Rmks: Lease Price Per Code:  
 Site Amenities: Pool Description: Foundation:  
 Rental Equipment: **Gas, Rented**

**GREAT RIVERSIDE LOCATION, ONE OF A KIND CUSTOM BUILT 1.5 STORY HOME, BRICK/STONE/STUCCO APPROX. 11 YEARS OLD, OVER 2700 SQ FT APPROX, 3 BEDROOMS PLUS 4TH IN BASEMENT, 4 FULL BATHS PLUS 1/2 BATH ON MAIN FLOOR (3 ENSUITES ALTOGETHER), OPEN CONCEPT, VAULTED CEILINGS AND TRAY CEILINGS, HUGE MASTER BDRM ON MAIN FLOOR WITH WALK-IN CLOSET, ALSO ON MAIN FLR IS FAMILY RM W/GAS FIREPLACE & LAUNDRY RM, HARDWOOD THROUGHOUT, GORGEOUS OAK STAIRS & WROUGHT IRON RAILINGS W/AN OPEN LANDING TO BELOW, 2 MORE LRG BDRMS W/SEPARATE ENSUITE BATHS, FULLY FIN BSMNT...LANDSCAPED & FENCED YARD, HUGE DECK W/GLASS RAILINGS & COMPOSITE DECK BOARDS, LOADS & LOADS OF EXTRAS & TOP SHELF FINISHES....THIS PPTY IS AVAIL FOR REGISTRATION OF OFFERS HOWEVER NO OFFERS WILL BE VIEWED UNTIL AUGUST 10, 2017 @ 4PM AS PER THE REQUEST OF THE SELLER.**

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Sellers:  
 Appts: **CALL FIRST** SB Comm: **2.5** Possession: **60-90**  
 Spcl Provisn: SPIS: Consent after EX: **NO**  
 Brokerage: **MANOR WINDSOR REALTY LTD. - 455** Salesperson 1: Salesperson 2:  
 Phone: **(519) 250-8800** Phone: Phone:  
 Fax: **(519) 966-0536** Fax: Fax:  
 Toll Free: Toll Free: Toll Free:  
 Email: Email:

Sell Date: **Sep 21, 2017** Sell Price: **\$449,900** DOM: **50**  
 Leased Price: Price Per:

