



Comparative Market Analysis



Prepared For

Mrs. Jane Doe
1166 Springbank Drive
Oshawa, Ontario L1K 2L2

Prepared By

RODNEY HARVEY
, FRI CLO CRB MCNE CRES RENE
Broker of Record
rodney@konfidis.com
Tel: 905-447-8864
Work: 905-493-5220
www.OurRealEstateGuy.com



KONFIDIS, BROKERAGE
47 Front St E #200
Toronto, ON M5E1B3
833-566-3434
www.konfidis.com

May 3, 2023

Mrs. Jane Doe
1166 Springbank Drive
Oshawa, Ontario L1K 2L2

Dear Mrs. Jane Doe :

Thank you for the opportunity to present this Comparative Market Analysis. This report of current and past market activity compares your property with other properties. The analysis enables you to compare property features to assist you in determining the best pricing strategy for today's market.

We look forward to working with you in the future. We are committed to providing you with professional and dedicated service. Should you require any further information, please call.

Sincerely,

RODNEY HARVEY , FRI CLO
CRB MCNE CRES RENE
Broker of Record
rodney@konfidis.com
Tel: 905-447-8864
Work: 905-493-5220
www.OurRealEstateGuy.com



KONFIDIS, BROKERAGE
47 Front St E #200
Toronto, ON M5E1B3
833-566-3434
www.konfidis.com

Table of Contents

Subject Property Details	1
Subject Property Photo Gallery	2
Side-by-Side Property Comparison	4
Comparable Summary	6
Adjustments & Notes	7
Map	28
Market Statistics Report	29
Days on Market Report	30

Toronto Regional Real Estate Board (TREB) assumes no responsibility for the accuracy of any information shown.
Copyright © TREB 2022

Subject Property Details



Location: 1166 Springbank Dr
Oshawa L1K2L2 Durham Pinecrest

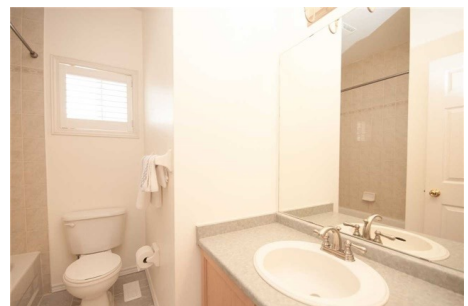
Suggested Price: \$865,000 - \$885,000
Taxes: \$4,261.02 / 2017

Property Characteristics: Detached Link: Bungalow-Raised
Rooms: 7 Bedrooms: 2 + 1 Washrooms: 2 Kitchens: 1 Kitchens+: Family Room: Y
Basement: Fin W/O Fireplaces: Y Heat: Forced Air / Gas Gar Type/Park Spcs: Built-In /
1 Tot Park Spcs: 2 Drive: Private Exterior: Alum Siding / Brick Pool: None
Approx Age: 16-30 Approximate Sqft: 1500-2000 Lot Size: 29.43 x 109.55 Feet
Waterfront:

Description: Stunning Raised Bungalow With W/O Bsmt To Professionally Landscaped Backyard. Property Boasts Renovated Kitchen With New Quartz Countertop & S/S Appliances, 9Ft Ceilings On Both Levels, California Shutters, 2 Fireplaces (One On Each Level), Interlock Driveway & Fenced Backyard. Located In Coveted Pinecrest Neighbourhood With Nearby School. Walk To Shopping, Park & Recreational Opportunities. Roof Less Than One Year-Warranty Available.

Toronto Regional Real Estate Board (TREB) assumes no responsibility for the accuracy of any information shown.
Copyright © TREB 2022

Subject Property Photo Gallery


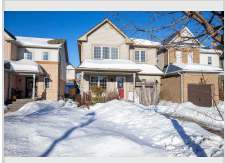
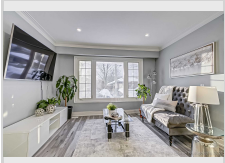
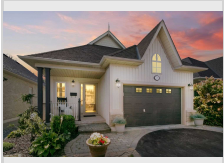
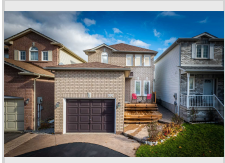




MLS#: E3894719
1166 Springbank Dr
Oshawa L1K2L2

Toronto Regional Real Estate Board (TREB) assumes no responsibility for the accuracy of any information shown.
Copyright © TREB 2022

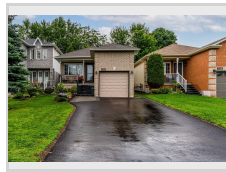
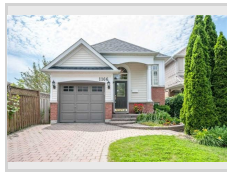
Side-by-Side Property Comparison

	Subject Property	On the Market	On the Market	Recently Sold	Recently Sold
					
MLS#:	E3894719	E5477682	E5477200	E5365689	E5442971
Address:	1166 Springbank Dr	686 Brasswinds Tr	295 Dover St	779 Greystone Crt	997 Ridgemount Blvd
Municipality:	Oshawa	Oshawa	Oshawa	Oshawa	Oshawa
Community:	Pinecrest	Pinecrest	Eastdale	Pinecrest	Pinecrest
Postal Code:	L1K2L2	L1K2Z2	L1G6G7	L1K2V1	L1K2K7
Type:	Detached	Detached	Detached	Detached	Detached
Link:		N	N	N	N
Style:	Bungalow-Raised	2-Storey	Bungalow	Bungalow	2-Storey
Rooms:	7	6	6	6	6
Bedrooms:	2 + 1	3	2 + 1	1 + 1	3
Washrooms:	2	3	2	2	2
Kitchens:	1	1	1	1	1
Family Room:	Y	Y	N	N	N
Basement:	Fin W/O	Finished	Finished / Sep Entrance	Fin W/O	Full / Unfinished
Fireplace:	Y	Y	N	Y	N
Heat Type:	Forced Air	Forced Air	Forced Air	Forced Air	Forced Air
Heat Source:	Gas	Gas	Gas	Gas	Gas
A/C:	Central Air	Central Air	Central Air	Central Air	Central Air
Garage:	Built-In	Attached	Detached	Attached	Attached
Drive:	Private	Private	Private	Pvt Double	Pvt Double
#Park Spcs:	1	2	5	2	4
Lot Size:	29.43 x 109.55 Feet	29.6 x 111.98 Feet	50 x 105 Feet	34.45 x 100.23 Feet	29.53 x 114.83 Feet
Approx Sqft:	1500-2000	1500-2000			
Exterior:	Alum Siding	Vinyl Siding	Brick	Vinyl Siding	Brick
Pool:	None	None	None	None	None
Waterfront:					
Zoning:		R1-E(11).Y4.5.C45 R1-E.Y4.5			
Taxes:	\$4,261.02	\$4,842.18	\$4,267.00	\$5,192.87	\$4,527.45
Last Status:		New	New	Sld	Sld
Contract Date:		1/21/2022	1/20/2022	9/10/2021	11/26/2021
Sold Date:				9/12/2021	12/03/2021
Expiry Date:		4/30/2022	4/30/2022	12/03/2021	2/15/2022
Days on Market:		4	5	2	7
Original Price:		\$849,900	\$889,000	\$675,000	\$699,900
List Price:		\$849,900	\$889,000	\$675,000	\$699,900
Sold Price:				\$825,000	\$875,000
<u>Adjustments:</u>					
Price:		\$849,900	\$889,000	\$825,000	\$875,000
Adjustments:		(\$9,200)	(\$45,400)	(\$10,000)	\$11,600
Adjusted Price:		\$840,700	\$843,600	\$815,000	\$886,600

Toronto Regional Real Estate Board (TREB) assumes no responsibility for the accuracy of any information shown.
Copyright © TREB 2022

Subject Property

Recently Sold



MLS#:	E3894719	E5323139
Address:	1166 Springbank Dr	1015 Ridgemount Blvd
Municipality:	Oshawa	Oshawa
Community:	Pinecrest	Pinecrest
Postal Code:	L1K2L2	L1K2K7
Type:	Detached	Detached
Link:		N
Style:	Bungalow-Raised	Bungalow
Rooms:	7	5
Bedrooms:	2 + 1	2 + 1
Washrooms:	2	2
Kitchens:	1	1
Family Room:	Y	N
Basement:	Fin W/O	Finished
Fireplace:	Y	N
Heat Type:	Forced Air	Forced Air
Heat Source:	Gas	Gas
A/C:	Central Air	Central Air
Garage:	Built-In	Attached
Drive:	Private	Private
#Park Spcs:	1	4
Lot Size:	29.43 x 109.55 Feet	29.53 x 114.83 Feet
Approx Sqft:	1500-2000	
Exterior:	Alum Siding	Brick
Pool:	None	None
Waterfront:		
Zoning:		
Taxes:	\$4,261.02	\$4,423.07
Last Status:		Sld
Contract Date:		7/29/2021
Sold Date:		8/02/2021
Expiry Date:		12/31/2021
Days on Market:		4
Original Price:		\$749,990
List Price:		\$749,990
Sold Price:		\$850,000
<u>Adjustments:</u>		
Price:		\$850,000
Adjustments:		(\$23,400)
Adjusted Price:		\$826,600

Toronto Regional Real Estate Board (TREB) assumes no responsibility for the accuracy of any information shown.
 Copyright © TREB 2022

Comparable Summary

1166 Springbank Dr
Oshawa, L1K2L2

Subject Property

Address	Apt#	Municipality	Type	Style	BR	WR	Suggested Price
1166 Springbank Dr		Oshawa	Detached	Bungalow-Raised	2 + 1	2	\$865,000 - \$885,000

On the Market

Address	Apt#	Municipality	Type	Style	BR	WR	Orig Price	List Price	Adj Price	Contract Date	DOM
686 Brasswinds Tr		Oshawa	Detached	2-Storey	3	3	\$849,900	\$849,900	\$840,700	1/21/2022	4
295 Dover St		Oshawa	Detached	Bungalow	2 + 1	2	\$889,000	\$889,000	\$843,600	1/20/2022	5
# Properties: 2 Averages:							\$869,450	\$869,450	\$842,150		4

Recently Sold

Address	Apt#	Municipality	Type	Style	BR	WR	List Price	Sold Price	Adj Price	% List	Sold Date	DOM
779 Greystone Crt		Oshawa	Detached	Bungalow	1 + 1	2	\$675,000	\$825,000	\$815,000	122	9/12/2021	2
997 Ridgemount Blvd		Oshawa	Detached	2-Storey	3	2	\$699,900	\$875,000	\$886,600	125	12/03/2021	7
1015 Ridgemount Blvd		Oshawa	Detached	Bungalow	2 + 1	2	\$749,990	\$850,000	\$826,600	113	8/02/2021	4
# Properties: 3 Averages:							\$708,297	\$850,000	\$842,733	120		4

Toronto Regional Real Estate Board (TREB) assumes no responsibility for the accuracy of any information shown.
Copyright © TREB 2022

Adjustments & Notes

1015 Ridgemount Blvd, Oshawa, L1K2K7

	Original Value	Notes	Adjustment Amount
Price:	\$850,000 (Sold)		
Basement:	Finished	Remove laminate basement	\$-5,000
Family Room:	N	Remove hardwood (Lvg/Dng)	\$-8,000
Fireplace/Stove:	N	Add 2-fireplaces	\$3,600
Kitchens:	1	Remove updated kitchen	\$-8,000
Parking Drive Spaces:	4	Remove 3-parking spaces	\$-6,000
			Total Adjustment: \$-23,400
			Adjusted Price: \$826,600

Comments: Remove updated kitched -\$8,000, remove hardwood in Lvg/Dng -\$8,000, remove laminate from basement -\$5,000, remove 3-parking spaces -\$6,000, add 2-fireplaces \$3,600. Lot size 29ft X 114ft *** MOST COMPARABLE ***

779 Greystone Crt, Oshawa, L1K2V1

	Original Value	Notes	Adjustment Amount
Price:	\$825,000 (Sold)		
Washrooms:	2	Remove updated ensuite	\$-8,000
Bedrooms:	1	Add bedroom	\$10,000
Bedrooms +:	1	Remove balcony	\$-5,000
Exterior:	Vinyl Siding	Add brick veneer	\$5,000
Family Room:	N	Remove hardwood	\$-12,000
			Total Adjustment: \$-10,000
			Adjusted Price: \$815,000

Comments: Remove balcong -\$5,000, remove updated ensuite -\$8,000, remove hardwood -\$10,000, add brick veneer \$5,000, add bedroom \$10,000. Lot size 34ft X 100ft

997 Ridgemount Blvd, Oshawa, L1K2K7

	Original Value	Notes	Adjustment Amount
Price:	\$875,000 (Sold)		
Basement:	Full, Unfinished	Add finished basement	\$40,000
Exterior:	Brick	Add aluminium siding	\$-5,000
Family Room:	N	Remove hardwood (Lvg/Dng)	\$-8,000
Fireplace/Stove:	N	Add 2-fireplaces	\$3,600
Parking Drive Spaces:	4	Remove 2-parking spaces	\$-4,000
Approx Square Footage:		Remove sq footage	\$-15,000
			Total Adjustment: \$11,600
			Adjusted Price: \$886,600

Comments: Remove hardwood (Lvg/Dng) -\$8,000, remove 2-parking spaces -\$4,000, remove sq footage - \$15,000, add aluminium siding -\$5,000, add finished basement \$40,000, add 2-fireplaces \$3,600. Lot 29ft X 114ft

295 Dover St, Oshawa, L1G6G7

	Original Value	Notes	Adjustment Amount
Price:	\$889,000 (List)		
Exterior:	Brick	Add aluminium siding	\$-5,000
Family Room:	N	Remove laminate	\$-5,000
Fireplace/Stove:	N	Add 2-fireplaces	\$3,600
Lot Front:	50.00	Remove larger lot	\$-20,000
Garage Type:	Detached	Remove detached garage	\$-5,000
Kitchens:	1	Remove updated kitchen	\$-10,000
Parking Drive Spaces:	5	Remove 2-parking spaces	\$-4,000
			Total Adjustment: \$-45,400
			Adjusted Price: \$843,600

Comments: Remove updated kitchen -\$10,000, remove laminate -\$5,000, add aluminium siding -\$5,000, remove detached garage -\$5,000 remove 2-parking spaces -\$4,000, remove larger lot -\$20,000, add 2-fireplaces \$3,600.
Lot is 50ft X 105FT


686 Brasswinds Tr, Oshawa, L1K2Z2

	Original Value	Notes	Adjustment Amount
Price:	\$849,900 (List)		
Washrooms:	3	Remove Bath	\$-5,000
Bedrooms:	3	Remove bedroom	\$-10,000
Basement:	Finished	Add walk out	\$4,000
Exterior:	Vinyl Siding	Add brick veneer	\$5,000
Family Room:	Y	Remove laminate (Lvg/Dng)	\$-2,500
Fireplace/Stove:	Y	Add fireplace in basement	\$1,800
Kitchens:	1	Remove kitchen island	\$-2,500
			Total Adjustment: \$-9,200
			Adjusted Price: \$840,700

Comments: Remove bedroom -\$10,000, remove bath -\$5,000, remove kitchen island -\$2,500, remove laminate in living/dining -\$2,500, Add fireplace in basement \$1,800, add brick veneer \$5,000, add walkout \$4,000. Lot size 29.6ft X 111.98ft


Toronto Regional Real Estate Board (TREB) assumes no responsibility for the accuracy of any information shown.
Copyright © TREB 2022

On the Market

	<p>686 Brasswinds Tr List: \$849,900 For: Sale Oshawa Ontario L1K2Z2 Oshawa Pinecrest Durham 261-29-M SPIS: N Taxes: \$4,842.18 / 2021 DOM: 4</p> <p>Detached Front On: E Rms: 6 + 2 Link: N Acre: Bedrooms: 3 2-Storey Washrooms: 3 2x4x2nd, 1x2xMain</p> <p>Lot: 29.6 x 111.98 Feet Irreg: As Per Mpac Dir/Cross St: Harmony Rd N & Grand Ridge Ave</p>																																																							
<p>MLS#: E5477682 Contract Date: 1/21/2022 PIN#: 164280474 Possession Remarks: Immediate/Tba</p>																																																								
<p>Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Apx Age: 16-30 Apx Sqft: 1500-2000 Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Upper Phys Hdcap-Eqp:</p>	<p>Exterior: Vinyl Siding Drive: Private Gar/Gar Spcs: Attached / 1.0 Drive Park Spcs: 2 Tot Prk Spcs: 3.0 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat:</p>	<p>Zoning: R1-E(11).Y4.5.C45 R1-E.Y4.5 Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Oth Struct: Garden Shed</p>																																																						
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>#</th> <th>Room</th> <th>Level</th> <th>Length (m)</th> <th>Width (m)</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Living</td> <td>Main</td> <td>4.14</td> <td>x 2.56</td> <td></td> </tr> <tr> <td>2</td> <td>Family</td> <td>Main</td> <td>4.41</td> <td>x 2.96</td> <td></td> </tr> <tr> <td>3</td> <td>Kitchen</td> <td>Main</td> <td>6.18</td> <td>x 2.79</td> <td></td> </tr> <tr> <td>4</td> <td>Prim Bdrm</td> <td>2nd</td> <td>4.08</td> <td>x 4.11</td> <td></td> </tr> <tr> <td>5</td> <td>2nd Br</td> <td>2nd</td> <td>2.95</td> <td>x 3.90</td> <td></td> </tr> <tr> <td>6</td> <td>3rd Br</td> <td>2nd</td> <td>3.71</td> <td>x 4.14</td> <td></td> </tr> <tr> <td>7</td> <td>Rec</td> <td>Bsmt</td> <td>5.79</td> <td>x 3.58</td> <td></td> </tr> <tr> <td>8</td> <td>Office</td> <td>Bsmt</td> <td>3.95</td> <td>x 2.70</td> <td></td> </tr> </tbody> </table>			#	Room	Level	Length (m)	Width (m)	Description	1	Living	Main	4.14	x 2.56		2	Family	Main	4.41	x 2.96		3	Kitchen	Main	6.18	x 2.79		4	Prim Bdrm	2nd	4.08	x 4.11		5	2nd Br	2nd	2.95	x 3.90		6	3rd Br	2nd	3.71	x 4.14		7	Rec	Bsmt	5.79	x 3.58		8	Office	Bsmt	3.95	x 2.70	
#	Room	Level	Length (m)	Width (m)	Description																																																			
1	Living	Main	4.14	x 2.56																																																				
2	Family	Main	4.41	x 2.96																																																				
3	Kitchen	Main	6.18	x 2.79																																																				
4	Prim Bdrm	2nd	4.08	x 4.11																																																				
5	2nd Br	2nd	2.95	x 3.90																																																				
6	3rd Br	2nd	3.71	x 4.14																																																				
7	Rec	Bsmt	5.79	x 3.58																																																				
8	Office	Bsmt	3.95	x 2.70																																																				
<p>Client Remks: Move-In Ready! Very Appealing 1,709 Sqft (As Per Mpac) Open Concept Home Boasts Fantastic Finished Basement, 2nd Floor Laundry, Big Bedrooms, Pot Lighting, Great Kitchen With Island, Custom Deck, Fenced Yard With Shed...Shows Super Well! Prime North Oshawa Neighbourhood! See Attached For All The Details! Extras: Please Follow Covid-19 Showing Guidelines Attached To MIs Listing. Buyer/Buyers' Agent To Verify All Measurements, Taxes, Lot Size & Listing Details.</p>																																																								
<p>Listing Contracted With: RE/MAX JAZZ INC., BROKERAGE Ph: 905-728-1600</p>																																																								


Toronto Regional Real Estate Board (TREB) assumes no responsibility for the accuracy of any information shown.
 Copyright © TREB 2022

On the Market

	295 Dover St Oshawa Ontario L1G6G7 Oshawa Eastdale Durham 269-29-P SPIS: Y Taxes: \$4,267.00 / 2021	List: \$889,000 For: Sale DOM: 5																																																						
	Detached Front On: E Rms: 6 Link: N Acre: Bedrooms: 2 + 1 Bungalow Washrooms: 2 1x4, 1x3 Lot: 50 x 105 Feet Irreg: Dir/Cross St: Wilson/Adelaide																																																							
MLS#: E5477200 Contract Date: 1/20/2022 PIN#: 163310385 Possession Remarks: Flexible Possession Date: 2/28/2022																																																								
Kitchens: 1 Fam Rm: N Basement: Finished / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: Apx Age: Apx Sqft: Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp:	Exterior: Brick Drive: Private Gar/Gar Spcs: Detached / 1.0 Drive Park Spcs: 5 Tot Prk Spcs: 6.0 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat:	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Oth Struct:																																																						
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>#</th> <th>Room</th> <th>Level</th> <th>Length (m)</th> <th>Width (m)</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Living</td> <td>Main</td> <td>6.07</td> <td>x 3.60</td> <td>Picture Window</td> </tr> <tr> <td>2</td> <td>Dining</td> <td>Main</td> <td>6.07</td> <td>x 3.60</td> <td>Pot Lights</td> </tr> <tr> <td>3</td> <td>Kitchen</td> <td>Main</td> <td>5.18</td> <td>x 2.82</td> <td>Granite Counter</td> </tr> <tr> <td>4</td> <td>Breakfast</td> <td>Main</td> <td>3.87</td> <td>x 2.51</td> <td>Ceramic Floor</td> </tr> <tr> <td>5</td> <td>Prim Bdrm</td> <td>Main</td> <td>4.12</td> <td>x 3.55</td> <td>Large Window</td> </tr> <tr> <td>6</td> <td>2nd Br</td> <td>Main</td> <td>4.12</td> <td>x 3.40</td> <td>Double Closet</td> </tr> <tr> <td>7</td> <td>3rd Br</td> <td>Bsmt</td> <td>4.11</td> <td>x 4.48</td> <td>Fireplace</td> </tr> <tr> <td>8</td> <td>Rec</td> <td>Bsmt</td> <td>7.20</td> <td>x 6.05</td> <td>B/I Bar</td> </tr> </tbody> </table>			#	Room	Level	Length (m)	Width (m)	Description	1	Living	Main	6.07	x 3.60	Picture Window	2	Dining	Main	6.07	x 3.60	Pot Lights	3	Kitchen	Main	5.18	x 2.82	Granite Counter	4	Breakfast	Main	3.87	x 2.51	Ceramic Floor	5	Prim Bdrm	Main	4.12	x 3.55	Large Window	6	2nd Br	Main	4.12	x 3.40	Double Closet	7	3rd Br	Bsmt	4.11	x 4.48	Fireplace	8	Rec	Bsmt	7.20	x 6.05	B/I Bar
#	Room	Level	Length (m)	Width (m)	Description																																																			
1	Living	Main	6.07	x 3.60	Picture Window																																																			
2	Dining	Main	6.07	x 3.60	Pot Lights																																																			
3	Kitchen	Main	5.18	x 2.82	Granite Counter																																																			
4	Breakfast	Main	3.87	x 2.51	Ceramic Floor																																																			
5	Prim Bdrm	Main	4.12	x 3.55	Large Window																																																			
6	2nd Br	Main	4.12	x 3.40	Double Closet																																																			
7	3rd Br	Bsmt	4.11	x 4.48	Fireplace																																																			
8	Rec	Bsmt	7.20	x 6.05	B/I Bar																																																			
Client Remks: Beautiful Updated Bungalow With A Large Driveway For Plenty Of Cars In The Eastdale Area. Carpet Free Home, The Spacious Eat-In Kitchen Includes B/I Cabinets, B/I Dishwasher, Ample Storage & Space For Another Table. The Living/Dining Room And Oversized Bedrooms Are Very Bright. Separated Entrance To Fully Finished Basement With Large Rec Room & Bar, Washroom & Large Bedroom With A Fireplace. Minutes To Costco, Hospital & Schools. Amazing Value! Extras: Fridge, Stainless Steel Stove & Range Hood, Dishwasher, Washer & Dryer, Furnace, Air Conditioning, Hot Water Tank (Owned), Heated Oversized Garage, Driveway Potlights, All Electrical Light Fixtures, And All Window Coverings.																																																								
Listing Contracted With: RE/MAX PREMIER INC., BROKERAGE Ph: 416-743-2000																																																								


Toronto Regional Real Estate Board (TREB) assumes no responsibility for the accuracy of any information shown.
 Copyright © TREB 2022

Recently Sold

	779 Greystone Crt Oshawa Ontario L1K2V1 Oshawa Pinecrest Durham 261-29-M Taxes: \$5,192.87 / 2021 Contract Date: 9/10/2021 SPIS: N Last Status: Sld DOM: 2	Sold: \$825,000 List: \$675,000 For: Sale % Dif: 122 Sold Date: 9/12/2021																																																						
	Detached Fronting On: E Rms: 6 Link: N Acreage: Bedrooms: 1 + 1 Bungalow 34.45 x 100.23 Feet Washrooms: 2 Irreg: 1x3xMain, 1x3xLower Dir/Cross St: Harmony Rd N & Grandridge Ave																																																							
MLS#: E5365689 PIN#: 164280370																																																								
Kitchens: 1 Fam Rm: N Basement: Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Apx Age: Apx Sqft: Assessment: POTL: POTL Mo Fee: Laundry lev: Main	Exterior: Vinyl Siding Drive: Pvt Double Gar/Gar Spcs: Attached / 1.5 Drive Park Spcs: 2 Tot Prk Spcs: 3.0 UFFI: Pool: None Prop Feat: Cul De Sac, Grnbelt/Conserv, School	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Waterfront: Retirement: Farm/Agr: Oth Struct: Spec Desig: Unknown																																																						
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>#</th> <th>Room</th> <th>Level</th> <th>Length (m)</th> <th>Width (m)</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Kitchen</td> <td>Main</td> <td>5.16</td> <td>x 2.74</td> <td>Porcelain Floor Quartz Counter Combined W/Sitting</td> </tr> <tr> <td>2</td> <td>Breakfast</td> <td>Main</td> <td>5.16</td> <td>x 2.74</td> <td>Porcelain Floor California Shutters Combined W/Kitchen</td> </tr> <tr> <td>3</td> <td>Living</td> <td>Main</td> <td>4.50</td> <td>x 5.60</td> <td>Hardwood Floor Gas Fireplace W/O To Balcony</td> </tr> <tr> <td>4</td> <td>Br</td> <td>Main</td> <td>6.50</td> <td>x 3.15</td> <td>Hardwood Floor W/I Closet Semi Ensuite</td> </tr> <tr> <td>5</td> <td>Bathroom</td> <td>Main</td> <td>2.46</td> <td>x 3.30</td> <td>Porcelain Floor Granite Counter Heated Floor</td> </tr> <tr> <td>6</td> <td>Family</td> <td>Lower</td> <td>8.76</td> <td>x 3.58</td> <td>Laminate Gas Fireplace W/O To Patio</td> </tr> <tr> <td>7</td> <td>2nd Br</td> <td>Lower</td> <td>3.86</td> <td>x 3.63</td> <td>Broadloom Above Grade Window Broadloom</td> </tr> <tr> <td>8</td> <td>Bathroom</td> <td>Lower</td> <td>2.31</td> <td>x 2.29</td> <td>Ceramic Floor 3 Pc Bath</td> </tr> </tbody> </table>	#	Room	Level	Length (m)	Width (m)	Description	1	Kitchen	Main	5.16	x 2.74	Porcelain Floor Quartz Counter Combined W/Sitting	2	Breakfast	Main	5.16	x 2.74	Porcelain Floor California Shutters Combined W/Kitchen	3	Living	Main	4.50	x 5.60	Hardwood Floor Gas Fireplace W/O To Balcony	4	Br	Main	6.50	x 3.15	Hardwood Floor W/I Closet Semi Ensuite	5	Bathroom	Main	2.46	x 3.30	Porcelain Floor Granite Counter Heated Floor	6	Family	Lower	8.76	x 3.58	Laminate Gas Fireplace W/O To Patio	7	2nd Br	Lower	3.86	x 3.63	Broadloom Above Grade Window Broadloom	8	Bathroom	Lower	2.31	x 2.29	Ceramic Floor 3 Pc Bath		
#	Room	Level	Length (m)	Width (m)	Description																																																			
1	Kitchen	Main	5.16	x 2.74	Porcelain Floor Quartz Counter Combined W/Sitting																																																			
2	Breakfast	Main	5.16	x 2.74	Porcelain Floor California Shutters Combined W/Kitchen																																																			
3	Living	Main	4.50	x 5.60	Hardwood Floor Gas Fireplace W/O To Balcony																																																			
4	Br	Main	6.50	x 3.15	Hardwood Floor W/I Closet Semi Ensuite																																																			
5	Bathroom	Main	2.46	x 3.30	Porcelain Floor Granite Counter Heated Floor																																																			
6	Family	Lower	8.76	x 3.58	Laminate Gas Fireplace W/O To Patio																																																			
7	2nd Br	Lower	3.86	x 3.63	Broadloom Above Grade Window Broadloom																																																			
8	Bathroom	Lower	2.31	x 2.29	Ceramic Floor 3 Pc Bath																																																			
<p>Client Remks: Meticulously Maintained, The Highlight Of This Charming Two Bedroom Bungalow Is The Bright & Airy Main Floor Living Space Complete With Gas F/P, And A W/O To A Covered Balcony Overlooking Greenspace. Nestled On A Dead End Street - Perfect For Those Wishing To Downsize Or Just Starting Out. Freshly Painted, Newly Updated Kitchen W/Quartz Counters, Stunning Primary Semi-Ensuite With Granite Counters, Heated Porcelain Floors & Floor To Ceiling Glass W/I Shower.</p> <p>Extras: 2nd Bed & Bath In Lower Level, With Gas F/P & W/O To Patio And Gorgeous Gardens. Main Floor Laundry. Gas Hook Up For Bbq. Direct Access To Fully Insulated Garage. Just Steps To Shopping, Restaurants & Transit. This Home Is Picture Perfect.</p>																																																								
<p>Listing Contracted With: RE/MAX IMPACT REALTY, BROKERAGE 905-240-6777</p>																																																								

Toronto Regional Real Estate Board (TREB) assumes no responsibility for the accuracy of any information shown.
 Copyright © TREB 2022

Recently Sold

	997 Ridgemount Blvd Oshawa Ontario L1K2K7 Oshawa Pinecrest Durham 261-30-M Taxes: \$4,527.45 / 2021 Contract Date: 11/26/2021 SPIS: N Last Status: Sld DOM: 7	Sold: \$875,000 List: \$699,900 For: Sale % Dif: 125 Sold Date: 12/03/2021																																																								
	Detached Fronting On: E Rms: 6 Link: N Acreage: Bedrooms: 3 2-Storey 29.53 x 114.83 Feet Washrooms: 2 Irreg: **City Of Oshawa 1x2xMain, 1x4x2nd Dir/Cross St: Grandview St N/Beatrice St																																																									
MLS#: E5442971 PIN#:																																																										
Kitchens: 1 Fam Rm: N Basement: Full / Unfinished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: Apx Age: Apx Sqft: Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Drive: Pvt Double Gar/Gar Spcs: Attached / 1.0 Drive Park Spcs: 4 Tot Prk Spcs: 5.0 UFFI: Pool: None Prop Feat: Fenced Yard, Library, Park, Rec Centre, School	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Waterfront: Retirement: Farm/Agr: Oth Struct: Spec Desig: Unknown																																																								
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>#</th> <th>Room</th> <th>Level</th> <th>Length (m)</th> <th>Width (m)</th> <th>Description</th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Living</td> <td>Main</td> <td>7.26</td> <td>x 3.33</td> <td>Hardwood Floor</td> <td>Combined W/Dining</td> <td>Window</td> </tr> <tr> <td>2</td> <td>Dining</td> <td>Main</td> <td>7.26</td> <td>x 3.33</td> <td>Hardwood Floor</td> <td>Combined W/Living</td> <td>Window</td> </tr> <tr> <td>3</td> <td>Kitchen</td> <td>Main</td> <td>3.61</td> <td>x 3.05</td> <td>Eat-In Kitchen</td> <td>W/O To Deck</td> <td>Sliding Doors</td> </tr> <tr> <td>4</td> <td>Prim Bdrm</td> <td>2nd</td> <td>3.88</td> <td>x 3.25</td> <td>Broadloom</td> <td>Closet</td> <td>Window</td> </tr> <tr> <td>5</td> <td>2nd Br</td> <td>2nd</td> <td>3.28</td> <td>x 2.57</td> <td>Broadloom</td> <td>Closet</td> <td>Window</td> </tr> <tr> <td>6</td> <td>3rd Br</td> <td>2nd</td> <td>3.18</td> <td>x 2.90</td> <td>Broadloom</td> <td>Closet</td> <td>Window</td> </tr> </tbody> </table>			#	Room	Level	Length (m)	Width (m)	Description			1	Living	Main	7.26	x 3.33	Hardwood Floor	Combined W/Dining	Window	2	Dining	Main	7.26	x 3.33	Hardwood Floor	Combined W/Living	Window	3	Kitchen	Main	3.61	x 3.05	Eat-In Kitchen	W/O To Deck	Sliding Doors	4	Prim Bdrm	2nd	3.88	x 3.25	Broadloom	Closet	Window	5	2nd Br	2nd	3.28	x 2.57	Broadloom	Closet	Window	6	3rd Br	2nd	3.18	x 2.90	Broadloom	Closet	Window
#	Room	Level	Length (m)	Width (m)	Description																																																					
1	Living	Main	7.26	x 3.33	Hardwood Floor	Combined W/Dining	Window																																																			
2	Dining	Main	7.26	x 3.33	Hardwood Floor	Combined W/Living	Window																																																			
3	Kitchen	Main	3.61	x 3.05	Eat-In Kitchen	W/O To Deck	Sliding Doors																																																			
4	Prim Bdrm	2nd	3.88	x 3.25	Broadloom	Closet	Window																																																			
5	2nd Br	2nd	3.28	x 2.57	Broadloom	Closet	Window																																																			
6	3rd Br	2nd	3.18	x 2.90	Broadloom	Closet	Window																																																			
Client Remks: Beautiful Detached Home In A Highly Desirable Family Friendly Neighbourhood Of Pinecrest. Custom Stamped Concrete & Large Porch. Open Concept Home With Spacious Modern Kitchen W/Stainless Steel Appliances & Walk-Out To Deck And Large Private Backyard. Nice Sized Bedrooms. Close To Local Transit, Schools, Parks, Shopping Extras: S/S Fridge, Stove, Dishwasher, Over The Range Microwave. Window Coverings, Light Fixtures. Hot Tub (As Is) & Cover. Washer & Dryer. Shingles '15. Furnace '16. Hwt Owned.																																																										
Listing Contracted With: RE/MAX IMPACT REALTY, BROKERAGE 905-240-6777																																																										

Toronto Regional Real Estate Board (TREB) assumes no responsibility for the accuracy of any information shown.
Copyright © TREB 2022

Recently Sold

	1015 Ridgemount Blvd Oshawa Ontario L1K2K7 Oshawa Pinecrest Durham 261-30-M Taxes: \$4,423.07 / 2021 Contract Date: 7/29/2021 SPIS: N Last Status: Sld DOM: 4	Sold: \$850,000 List: \$749,990 For: Sale % Dif: 113 Sold Date: 8/02/2021																																																
	Detached Fronting On: E Rms: 5 + 2 Link: N Acreage: Bedrooms: 2 + 1 Bungalow 29.53 x 114.83 Feet Washrooms: 2 Irreg: 1x3xMain, 1x3xBsmt Dir/Cross St: Grandview St N/Ridgemount Blvd																																																	
MLS#: E5323139 PIN#:																																																		
Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: Apx Age: Apx Sqft: Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Vinyl Siding Drive: Private Gar/Gar Spcs: Attached / 1.0 Drive Park Spcs: 4 Tot Prk Spcs: 5.0 UFFI: Pool: None Prop Feat:	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Waterfront: Retirement: Farm/Agr: Oth Struct: Spec Desig: Unknown																																																
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>#</th> <th>Room</th> <th>Level</th> <th>Length (m)</th> <th>Width (m)</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Living</td> <td>Main</td> <td>4.02</td> <td>x 4.27</td> <td>Hardwood Floor Open Concept</td> </tr> <tr> <td>2</td> <td>Kitchen</td> <td>Main</td> <td>6.52</td> <td>x 2.93</td> <td>Tile Floor Eat-In Kitchen</td> </tr> <tr> <td>3</td> <td>Breakfast</td> <td>Main</td> <td>6.52</td> <td>x 2.93</td> <td>Combined W/Kitchen Large Window</td> </tr> <tr> <td>4</td> <td>Prim Bdrm</td> <td>Main</td> <td>3.23</td> <td>x 3.97</td> <td>Hardwood Floor W/I Closet W/O To Yard</td> </tr> <tr> <td>5</td> <td>2nd Br</td> <td>Main</td> <td>4.60</td> <td>x 2.75</td> <td>Hardwood Floor Double Closet</td> </tr> <tr> <td>6</td> <td>Br</td> <td>Bsmt</td> <td>3.97</td> <td>x 3.17</td> <td>3 Pc Ensuite Laminate W/I Closet</td> </tr> <tr> <td>7</td> <td>Rec</td> <td>Bsmt</td> <td>9.15</td> <td>x 3.66</td> <td>Laminate Pot Lights</td> </tr> </tbody> </table>			#	Room	Level	Length (m)	Width (m)	Description	1	Living	Main	4.02	x 4.27	Hardwood Floor Open Concept	2	Kitchen	Main	6.52	x 2.93	Tile Floor Eat-In Kitchen	3	Breakfast	Main	6.52	x 2.93	Combined W/Kitchen Large Window	4	Prim Bdrm	Main	3.23	x 3.97	Hardwood Floor W/I Closet W/O To Yard	5	2nd Br	Main	4.60	x 2.75	Hardwood Floor Double Closet	6	Br	Bsmt	3.97	x 3.17	3 Pc Ensuite Laminate W/I Closet	7	Rec	Bsmt	9.15	x 3.66	Laminate Pot Lights
#	Room	Level	Length (m)	Width (m)	Description																																													
1	Living	Main	4.02	x 4.27	Hardwood Floor Open Concept																																													
2	Kitchen	Main	6.52	x 2.93	Tile Floor Eat-In Kitchen																																													
3	Breakfast	Main	6.52	x 2.93	Combined W/Kitchen Large Window																																													
4	Prim Bdrm	Main	3.23	x 3.97	Hardwood Floor W/I Closet W/O To Yard																																													
5	2nd Br	Main	4.60	x 2.75	Hardwood Floor Double Closet																																													
6	Br	Bsmt	3.97	x 3.17	3 Pc Ensuite Laminate W/I Closet																																													
7	Rec	Bsmt	9.15	x 3.66	Laminate Pot Lights																																													
Client Remks: Beautiful Detached Bungalow In Desirable Sought After North Oshawa Neighborhood. New Kitchen And Freshly Painted Thru Out Entire House. Large Bright Eat-In Kitchen With New Flooring And Tons Of Cupboards. New Flooring In Main Floor. Master Bdrm Incl W/O To Beautifully Landscaped Backyard. Very Large Finished Basement, Pot Lighting And 3rd Bdrm With 3 Pc Ensuite. Great Neighborhood. Close To All Amenities. Home Shows Very Well.																																																		
Extras: S/S Fridge, B/I S/S Microwave, S/S Stove, B/I Dishwasher, S/S Washer, S/S Dryer, All Elf's And Cac. Hot Water Tank Is Rental.																																																		
Listing Contracted With: RE/MAX ROYAL PROPERTIES REALTY, BROKERAGE 905-554-0101																																																		

Toronto Regional Real Estate Board (TREB) assumes no responsibility for the accuracy of any information shown.
Copyright © TREB 2022

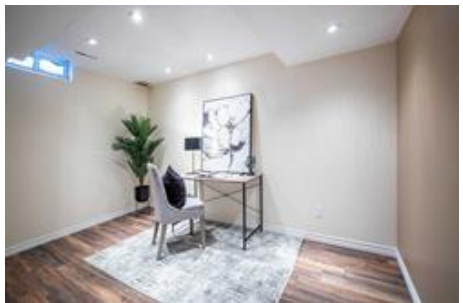
On the Market

686 Brasswinds Tr, Oshawa

MLS#

: E5477682





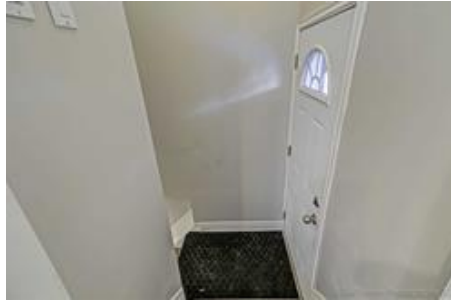
On the Market

295 Dover St, Oshawa

MLS#

: E5477200





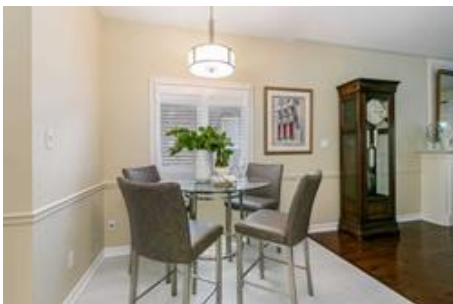
Toronto Regional Real Estate Board (TREB) assumes no responsibility for the accuracy of any information shown.
Copyright © TREB 2022

Recently Sold

779 Greystone Crt, Oshawa

MLS#

: E5365689



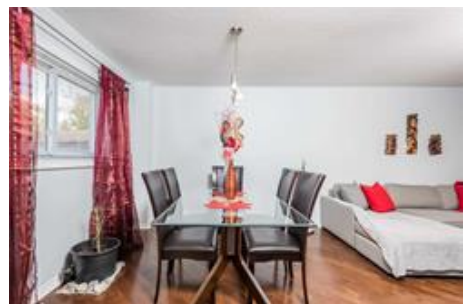
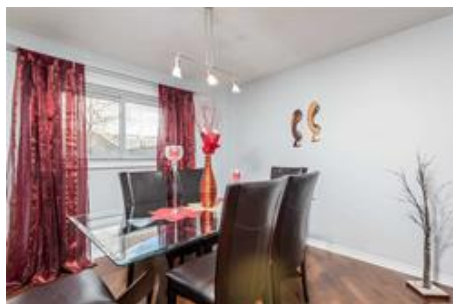


Recently Sold

997 Ridgemount Blvd, Oshawa

MLS#

: E5442971





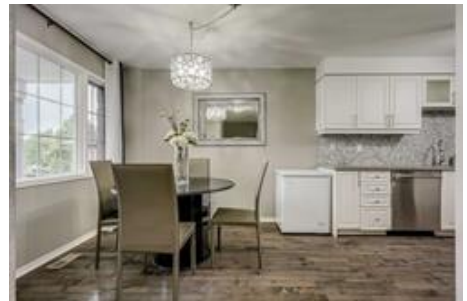
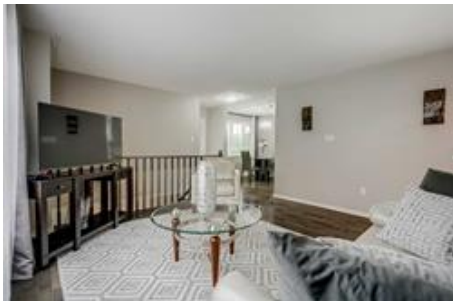
Toronto Regional Real Estate Board (TREB) assumes no responsibility for the accuracy of any information shown.
Copyright © TREB 2022

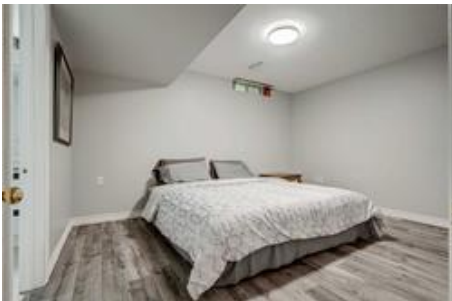
Recently Sold

1015 Ridgemount Blvd, Oshawa

MLS#

: E5323139

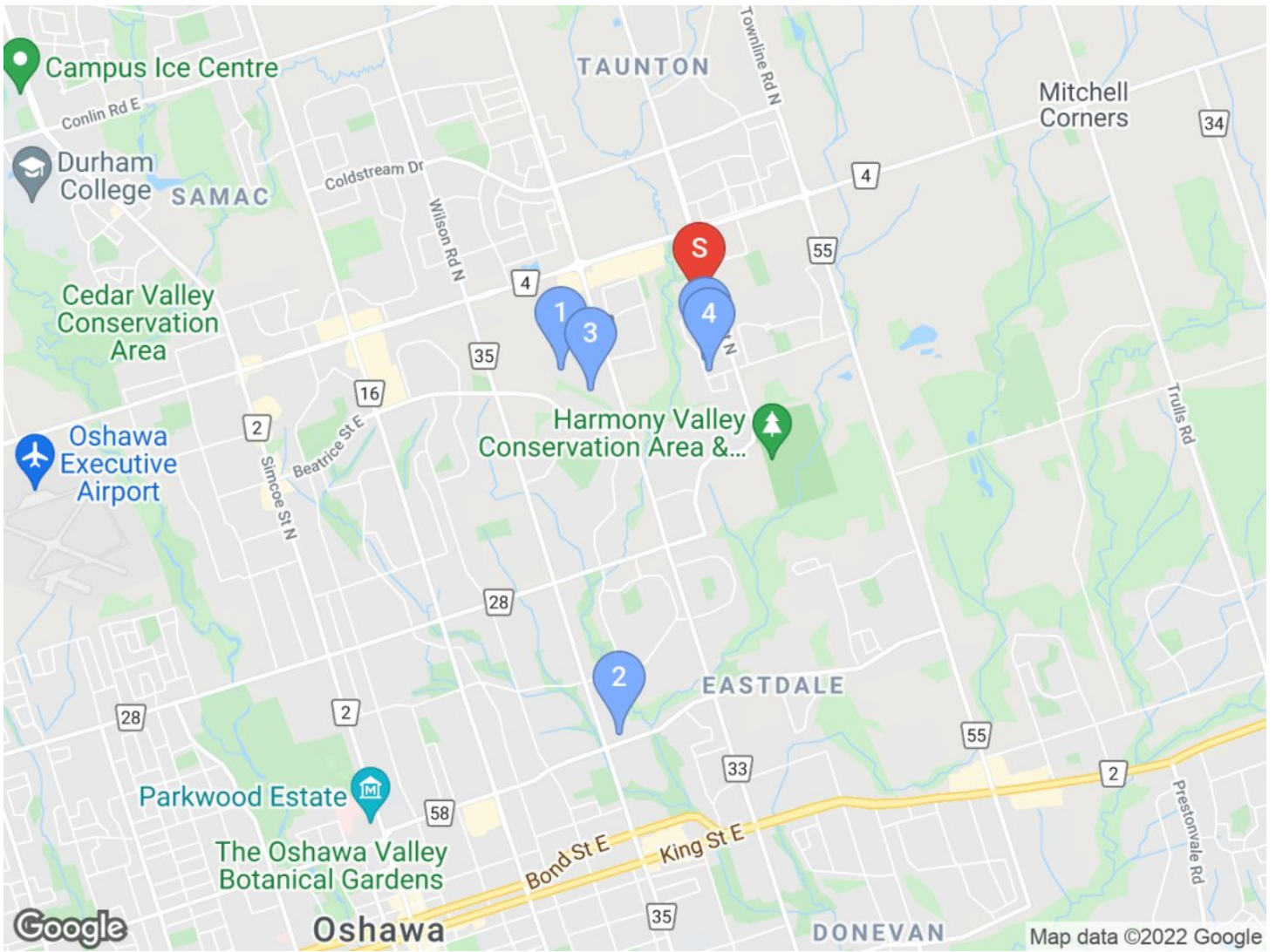






Toronto Regional Real Estate Board (TREB) assumes no responsibility for the accuracy of any information shown.
Copyright © TREB 2022

Map



Subject Property

MLS#	Address	Municipality	Style	Rooms	Bedrooms	Washrooms	Suggested Price
E3894719	1166 Springbank Dr	Oshawa	Bungalow-Raised	7	2 + 1	2	\$865,000 - \$885,000

Comparables

#	MLS#	Address	Municipality	Style	Rooms	Bedrooms	Washrooms	Price	LSC
1	E5477682	686 Brasswinds Tr	Oshawa	2-Storey	6 + 2	3	3	\$849,900	NEW
2	E5477200	295 Dover St	Oshawa	Bungalow	6	2 + 1	2	\$889,000	NEW
3	E5365689	779 Greystone Crt	Oshawa	Bungalow	6	1 + 1	2	\$825,000	SLD
4	E5442971	997 Ridgemount Blvd	Oshawa	2-Storey	6	3	2	\$875,000	SLD
5	E5323139	1015 Ridgemount Blvd	Oshawa	Bungalow	5 + 2	2 + 1	2	\$850,000	SLD

Toronto Regional Real Estate Board (TREB) assumes no responsibility for the accuracy of any information shown.
Copyright © TREB 2022

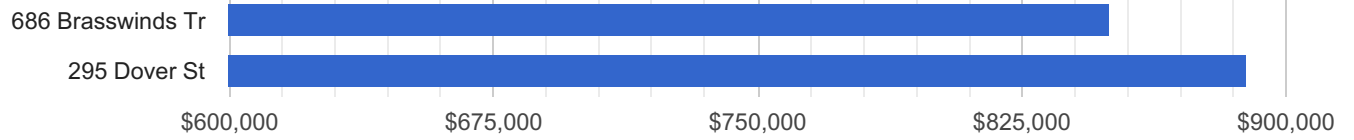
Market Statistics Report

1166 Springbank Dr
Oshawa, L1K2L2

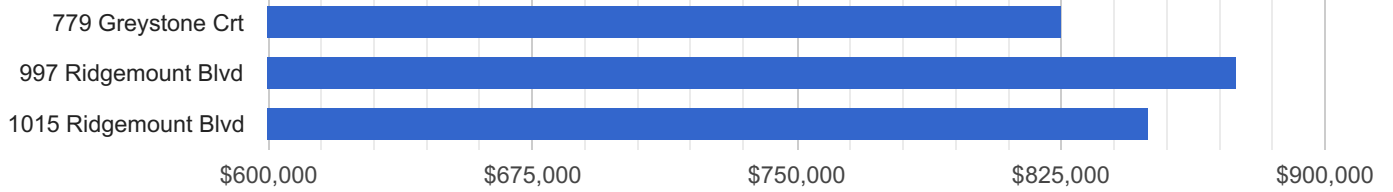
Subject Property



On the Market



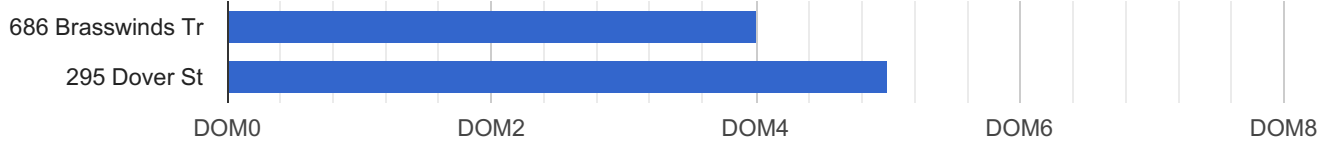
Recently Sold



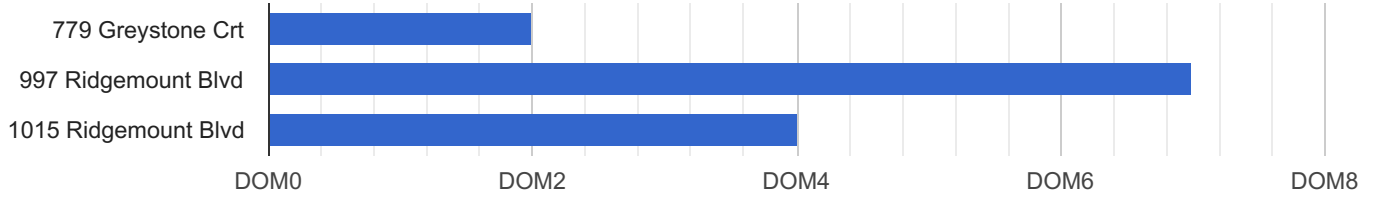
Toronto Regional Real Estate Board (TREB) assumes no responsibility for the accuracy of any information shown.
Copyright © TREB 2022

Days on Market Report

On the Market



Recently Sold



Toronto Regional Real Estate Board (TREB) assumes no responsibility for the accuracy of any information shown.
Copyright © TREB 2022