



FEATURES

243 Boadway Cres,
Whitchurch-Stouffville

**Exceptional 3 Story End-Unit Townhome
1,282 Sq.Ft. Per MPAC, Built In 2015**

EXTERIOR

Brick\Siding Exterior With A Beautifully Appointed Covered Porch With Solid White Porch Columns
1 Car garage
2 Balconies
Long Driveway Providing 2 Parking Spaces

MAIN FLOOR

Main Floor Entrance With Access to Garage, Laundry/Mudroom And Crawl Space Access To Utilities & Extra Storage
Ceramic Tiles

2ND FLOOR

Open Concept Living/Family Room, Kitchen
Main Floor 2pc Powder Room
Walk-Out To Balcony Off Breakfast Eating Area
Stainless Steel Appliances, Nice Size Breakfast Bar

3RD FLOOR

Large & Bright Primary Suite Features 4pc Ensuite, Large Walk In Closet
2ND Bedroom , Double Closet And Large Window
4pc Bath
Oversize Linen Closet

OTHER

Property Taxes - \$4,297.28 (2025)
Hydro - Hydro One - Approx - \$1,228.80/Yearly
Gas - Enbridge - Approx - \$646.05/Yearly
Furnace - 2015
AC - 2015
Hot Water Heater - Vista - \$63.47/Monthly
Internet - Bell & Rogers Available

INCLUDED

All Electric Light Fixtures, GDR x 1, All Appliances Fridge, Dishwasher, Stove, Hood Range, Microwave, Washer/Dryer, All Window Coverings, All Towel Rods & Hardware, Furnace, Air Conditioning Unit, Central Vacuum

EXCLUDED

Wine Rack, Exterior Door Bell Camera

RENTALS

HWT - \$63.47/Monthly

LEGAL DESCRIPTION

PT. BLOCK 9 PLAN 65M-4419, BEING PTS. 14 ON 65R-35695 SUBJECT TO AN EASEMENT FOR ENTRY AS IN YR2404670 TOGETHER WITH AN EASEMENT OVER PT. 10 ON 65R-35695 AS IN YR2404670 TOWN OF WHITCHURCH-STOUFFVILLE