

FEATURES

1094 Longbow Dr



Convenient Location close to Pickering GO and Amenities
John Boddy Homes Built in 1988
1,538 Sq Ft, per MPAC, 3 Bedroom Home plus Finished Lower Level
Close to High Quality Elementary School, William Dunbar Public School
Quick Access to Pickering Town Centre and the 401

EXTERIOR

Lovely Curb Appeal Brick Exterior with Stylish Sided Accents
Interlock Walkway to the Recessed, Covered Front Door Entry
Decorative Glass Insert in Front Door
Single Attached Garage with Garage Door Opener and Keypad (no remote), Peg Board Organizer, Mounted Hose Reel and Workbench
Fully Fenced Rear Yard with Raised Deck large enough for a BBQ with direct Gas Hook Up (2018)
Central Air Conditioning System (2019)
Windows Updated(2019) (all but basement, principal bedroom and the nursery bedroom)
Roof Shingles Replaced (2020)
Eavestroughs and Soffit and Fascia Updated (2021)

MAIN FLOOR

Large Foyer with Tiled Entry with Muskoka Granite Tiles (2022)and Direct Access to Garage
Updated White Oak Engineered Hardwood (2023) and Trim Throughout (2024) the Living and Dining Area
Open Concept Living Room with Large Window overlooking the Front
Bright Dining Area with Large Window and Pass Through to the Kitchen
Spacious Kitchen with Ample Storage, Tiled Floors and Open to the Breakfast Area with Patio Slider (2019) to the Deck for a Bright, Open Space
Appliances: Fridge, Stove, Range Hood, Stainless Steel Dishwasher

2nd FLOOR

Bonus Family Room with Wood Burning Fireplace (WETT Certified in 2018 when purchased)
Principal Bedroom with 2 Closets, 4 pc Ensuite with Tub/Shower Combination
2nd Bedroom (currently set up as Office) with Bay Nook featuring a Large Window
3rd Bedroom with Large Window and Closet
4pc Main Bathroom with Large Vanity and Tub/Shower Combination

LOWER

Large Finished Recreation Room with Oversize Windows
Mechanical Room with Washer and Dryer, Laundry Sink and Storage
Additional Storage Room
Hot Water Heater (Rental), Gas Furnace (2019)
Central Vacuum Roughed In

INCLUDED

Fridge, Stove, Range Hood, Dishwasher, Dryer, Laundry Sink, Existing Light Fixtures, Existing Window Coverings, All Bathroom Mirrors and Rods and Hardware, Lennox Smart Thermostat, Central Air Conditioning System, Gas Furnace, Garage Door Opener with Keypad, All Affixed Shelving and Closet Organizers

OTHER

Hot Water Heater - RENTAL - Enercare - \$29.99 incl HST/mth
Hydro - Elexicon - Approx \$1,200 total for 2024
Gas - Enbridge - Approx \$1,345 total for 2024
Water - Durham Region - Approx \$880.00 total for 2024
Property Taxes - \$5,925.91 Final for 2025
Internet - Rogers (Bell available)
Survey - Attached

EXCLUDED

Freezer, Bar Fridge and Bar in Basement, Washing Machine, Bulletin Board, BBQ

LEGAL DESCRIPTION -

PCL 43-3 SEC 40M1466; PT LT 43 PL 40M1466 (PICKERING), PT 9, 40R11636 ; PICKERING