

## Cross Property Client Full

**20 BURNHAM BOULEVARD**

**Port Hope, ON L1A 4H5**

**Northumberland County/ Municipality of Port Hope/ Port Hope**

**Residential/ Single Family/ For Sale**

**Active**

**Price: \$459,500.00**



MLS®#: **219649**  
 List Date: **05-Sep-2019**  
 Bedrooms (AG/BG): **3 ( 3/ 0)**  
 Bathrooms (F/H): **2 ( 1/ 1)**  
 Type: **Link**  
 Style: **2 Storey**  
 Sqft Above Grade: **Link**  
 Sq Ft Finished: **Link**  
 New Construction: **No**  
 Title/Ownership: **Freehold**  
 Fronting On: **North**  
 Lot Front: **37.00**  
 Road Access Fee: **Link**  
 Access: **Municipal road, Paved Road**  
 Garage Spaces/Type: **1.0/ Attached**  
 Driveway Spaces/Type: **4/ Private Double Wide/ Asphalt**  
 Waterfront: **No**  
 Leased Land Fee: **Link**  
 Sqft Below Grade: **Link**  
 Sq Ft. Unfinished: **Link**  
 # Rooms: **12**  
 Recreational: **No**  
 Year Built/Desc: **1989/ Estimate**  
 Lot Depth: **153.00**  
 Lot Size/Acres: **Not Applicable/**  
 WF Exposure: **Link**

**Public Remarks: Take it easy after a long day; relax in your own private backyard sanctuary, backing onto open greenspace, and with tons of mature trees for added privacy. Amazing bi-level deck built for entertaining with natural gas BBQ hookup, amazing poolscope, and still plenty of lawn for kids, pets, or bocci! Keep an eye on the kids from the family-sized eat-in kitchen with walkout. Revitalized main floor formal rooms feature updated luxury laminate flooring and a crisp, modern decor. Convenient main floor powder room ideal for dinner parties! Lower family room makes a great "teenager's hideout" or cozy nest on cool nights. Plenty of room upstairs for guests and family in the three big bedrooms (master with huge walk-in closet), and updated bathroom with separate soaker tub. Easy access to 401, Hwy 28 to Peterborough, and conveniently close to Cobourg Hospital and Mall. See documents for full list of upgrades and features! All parties are aware of the Port Hope Area Initiative.**

**Directions: 401 Exit 464, south on Roseglen to Croft, east to Hamilton, south to Burnham**

### Interior Features

Interior Features: **Central Vacuum, Smoke Detector**  
 Basement: **Full/ Fully Finished/** Fireplace:  
 Heat Primary/Sec: **Forced Air-Gas/**  
 HVAC: **Central Air, Duct Work** Foundation: **Poured Concrete**  
 Under Contract/Rental Items: **Hot Water Tank** Plumbing Age:

### Exterior Features

Add'l Monthly Fees: Exposure: Pool: **On Ground**  
 Lot Shape: **Rectangular** Lot Irregularities: FH Common Fee:  
 Exterior Finish: **Brick Front, Vinyl Siding**  
 Restrictions: **None**  
 Services: **Cable, Cell Service, Electricity, Fibre Optics, Garbage/Sanitary Collection, Internet High-Speed, Natural Gas, Public Transit, Recycling Pickup, School Bus Route, Street Lights, Telephone**  
 Topography: **Flat** Alternative Power:  
 Roofing: **Shingles** Yr Roof Surface Replaced:  
 Water/Supply Type: **Municipal-Metered/** Sewage: **Municipal Sewers**  
 Exterior Features: **Deck(s), Fenced Full, Porch, Privacy, Year-Round Living**  
 Other Structures: **Shed**  
 Site Influences: **Backs onto Greenspace, Landscaped, Major Highway, Park, Playground Nearby, Public Transit, Schools**

### Inclusions/Exclusions

**Inclusions: Dishwasher, Central Vac, Garage Door Opener, Pool Equipment, Satellite Dish, Smoke Detector, Window Coverings Light fixtures, Custom oak shelf in lower stairwell, built-in microwave range hood in "as is" condition**

**Exclusions: Red Japanese Maple in front garden, tire rack in garage, key rack in foyer**

### Tax Information

Roll#: **142312502003811** Local Improve Fee/Comments /  
 Pin#: **510820561** Zoning: **Residential** Taxes/Year: **\$3,333/ 2019**  
 Assessment \$/Year: **\$212,500/2019** Survey/Year: **No** Survey Type:  
 Legal Description: **PCL 17-2 SEC 9M734; PT LT 17 PL 9M734 PORT HOPE PT 8 9R2493; S/T RIGHT IN LT6668; MUNICIPALITY OF PORT HOPE**

### Rooms

Room	Level	Dimensions	Features
Foyer	M	12'1"x7'1"	
Bathroom	M		2-Piece
Kitchen	M	17'6"x10'8"	
Dining Room	M	10'4"x9'11"	
Living Room	M	14'5"x9'11"	
Master Bedroom	2	15'10"x11'	Walk-in Closet
Bedroom	2	11'10"x10'7"	
Bedroom	2	11'10"x9'	
Bathroom	2		4-Piece
Recreation Room	B	19'9"x15'8"	
Storage Room	B	7'2"x6'3"	
Office	B	8'11"x6'4"	

**ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE - Cob-16**

**Client Full Report**

**Date Printed: 09/23/2019**

**Prepared By: RICHARD DUPUIS, Sales Representative**

<http://www.jackandrichard.ca>

**ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE - Cob-16**

**All data is subject to Errors, Omissions or Revisions and is not warranted. 09/23/2019 10:34:23 AM**

# 20 Burnham Blvd, Port Hope

- Covered Front Porch
- Extra Insulation in Garage Ceiling
- Garage Door Opener with 2 Remotes (One Mounted Inside House)
- Pool Installed in 2017, Bi-Level Back Deck Installed in 2018
- Hookup for Natural Gas BBQ
- Storage Shed New in 2017
- Luxury Laminate Floor Installed in Living & Dining Room in 2015
- New Laminate Floor on 2<sup>nd</sup> Floor in 2018
- Carpet on Upper Stairs Installed in 2018
- New High-Efficiency Gas Furnace in 2018

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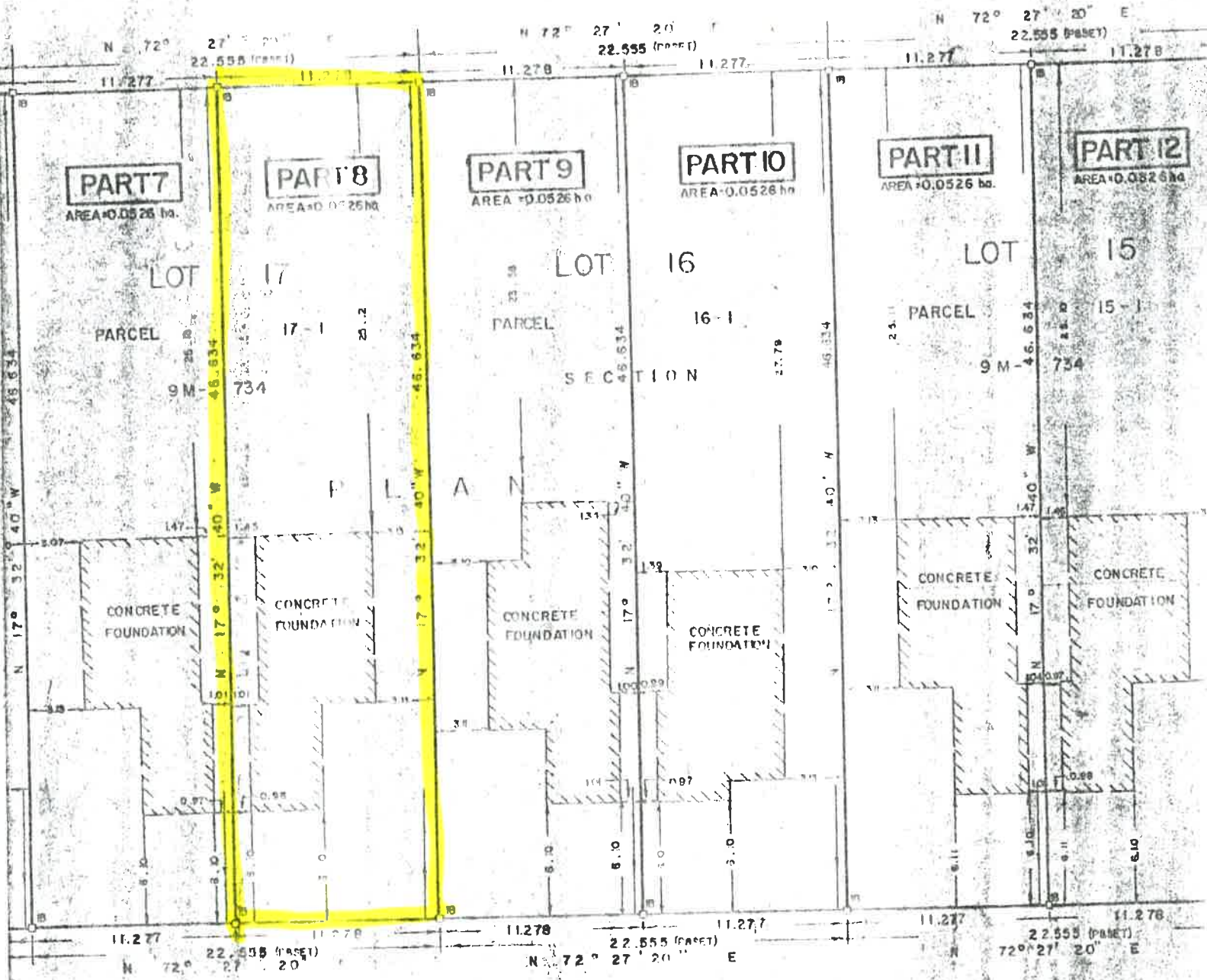
CONCESSION

EXPROPRIATION

PLAN

Nº 120

Nº 73027



BOULEVARD

M-724 (PORT HOPE)

M  
 PARCEL  
 REGISTERED PLAN SECTION  
 M - 724 )