

WELCOME TO

# 822 DOUGLAS STREET



This property is a legal duplex registered with the City of Oshawa. The home has been renovated and impeccably maintained. It is the perfect live in and rent or excellent investment opportunity.

Enclosed in this package you will find a copy of the listing, floor plan, inspection summary and the certificate from the City of Oshawa and ESA. A full home inspection is available upon request.

Offers will be reviewed on Thursday August 5th at 6:00pm.



Signature Realty  
IND. OWNED & OPERATED BROKERAGE



Prepared by: ANNA DIMITRA GEORGOUSSIS, Broker and ANGELO GEORGOUSSIS, Salesperson  
ROYAL LEPAGE SIGNATURE REALTY, BROKERAGE  
8 Sampson Mews Suite 201, Toronto, ON M3C0H5 416-443-0300



822 Douglas St

Oshawa Ontario L1H5C9

Oshawa Lakeview Durham

SPIS: N      Taxes: \$3,723.76 / 2020      DOM: 4

Duplex

Bungalow

Front On: W

Acre:

Rms: 5 + 5

Bedrooms: 3 + 2

Washrooms: 2

1x3xMain, 1x3xBsmt

Lot: 45 x 135 Feet Irreg:

Dir/Cross St: Bloor & Ritson

MLS#: E5324262      Contract Date: 7/30/2021      PIN#:

Possession Remarks: Immediate

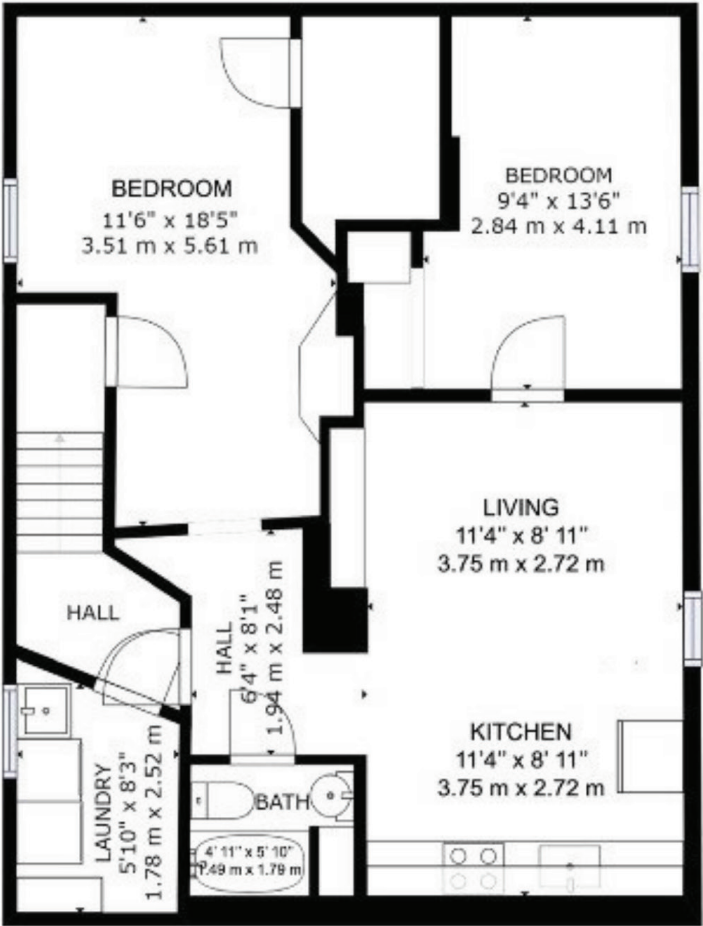
Kitchens:	1 + 1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Private	Cable TV:	
Basement:	Finished / Sep Entrance	Gar/Gar Spcs:	Detached / 1.0	Hydro:	
Fireplace/Stv:	N	Drive Park Spcs:	3	Gas:	
Heat:	Forced Air / Propane	Tot Prk Spcs:	4.0	Phone:	
A/C:	Central Air	UFFI:		Water:	Municipal
Central Vac:	N	Pool:	None	Water Supply:	
Apx Age:		Energy Cert:		Sewer:	Sewers
Apx Sqft:		Cert Level:		Spec Desig:	Unknown
Assessment:		GreenPIS:		Farm/Agr:	
POTL:		Prop Feat:	Fenced Yard, Marina,	Waterfront:	
POTL Mo Fee:			Park, Public Transit, Rec Centre	Retirement:	
Elevator/Lift:	N			Oth Struct:	
Laundry Lev:	Lower				
Phys Hdcap-Eqp:					

#	Room	Level	Length (m)	Width (m)	Description		
1	Living	Main	3.20	x 4.29	Large Window	Laminate	O/Looks Frontyard
2	Kitchen	Main	3.09	x 4.29	Stainless Steel Appl	Quartz Counter	W/O To Yard
3	Master	Main	3.35	x 2.89	Laminate	Closet	Large Window
4	2nd Br	Main	2.61	x 2.89	Large Window	Laminate	Closet
5	3rd Br	Main	2.61	x 2.89	O/Looks Backyard	Led Lighting	Laminate
6	4th Br	Bsmt	3.02	x 2.99	Above Grade Window	Laminate	Led Lighting
7	5th Br	Bsmt	4.06	x 3.45	Above Grade Window	Closet	Laminate
8	Living	Bsmt	3.75	x 2.72	Laminate	Above Grade Window	Open Concept
9	Kitchen	Bsmt	3.75	x 2.72	Laminate	O/Looks Living	Above Grade Window
10	Laundry	Bsmt	2.81	x 1.80	Separate Rm	Above Grade Window	Laundry Sink

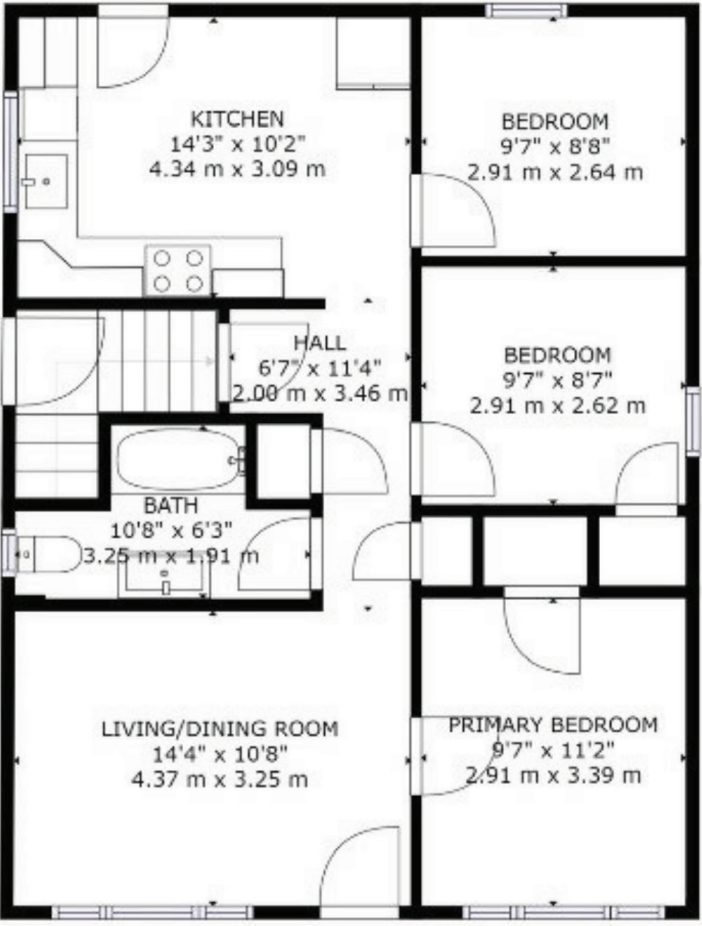
**Client Remks:** Legal Duplex Renovated From Top To Bottom & Impeccably Maintained!Perfect Live In & Rent Or Excellent Investment Opportunity!Main Floor Is Sun-Filled & Has 3 Bdrms,Living Rm,3Pc Bath & Eat-In Kitchen W/Walk Out To Large,Private & Fully Fenced Backyard.Separate Entrance To Spacious Lower Level Offering An Eat-In Kitchen,Living Rm,2 Spacious Bdrms & 3Pc Bath.Shared Laundry Rm.Detached Garage & Long Driveway!Duplex Registered W/City Of Oshawa-Certificates Avail.

**Extras:** All Existing Appliances,Washer&Dryer. Furnace & A/C Are 4 Yrs Old, Owned Hwt(21),New Windows (Except 4), Propane Tanks (R) - Gas Is Available On The Street. Steps/Minutes To 401, Public Transit, Restaurants, Shops, Parks, Beach, Marina.

**Listing Contracted With:** ROYAL LEPAGE SIGNATURE REALTY, BROKERAGE Ph: 416-443-0300



FLOOR 1



FLOOR 2

## **TWO-UNIT HOUSE CERTIFICATE OF REGISTRATION**

This certifies that the property located at  
**822 Douglas St, Oshawa**  
has been registered as a Two-Unit House in accordance with  
the City of Oshawa Two-Unit House Registration By-law Number 41-2001.

Unit One is located on the first floor,  
and Unit Two is located in the basement.

**Certificate issued March 28, 2018**

  
**Chris Rutherford, CPSO, Manager**  
Licensing and Support Services  
Municipal Law Enforcement & Licensing Services

**Registration No. 201700029**

### **INSPECTION REPORT SUMMARY**

**Property Address:** 822 Douglas St, Oshawa, ON.  
**Date:** 27/July/2021  
**Inspection Number:** 07210028

#### **INTRODUCTION**

This report summary reflects some but not all of the condition(s) of our recent home inspection conducted at 822 Douglas St. Please refer to the full AmeriSpec report for all details.

#### **COMMENTS**

The house appears to have been constructed about 71 years ago

The sloped roof right is about 4 years old with a typical life expectancy of 15-18 years.

The electrical system is a 100 amps service on circuit breakers with copper wiring.

The heating system is propane fired high efficiency forced air unit. Unit is about 5 years old with a typical life expectancy of 20 years.

The air conditioning unit is over 4 years old with a typical life expectancy of 15-18 years.

The water heater is an electric unit. This unit is about 1 years old with a typical life expectancy of 10-13 years.

Distribution water lines are copper.

Overall this house is in **ABOVE AVERAGE** condition.

#### **RECOMMENDATIONS**

Please refer to the full inspection report for further details.

#### **FOR THE BUYER**

If you have any question and/or would like a walk through inspection of this property feel free to contact us. For \$200+Tax, our inspector will meet you at the home to familiarize you with the house. The full inspection report is available in your name for \$250+Tax.



www.ElecCheck.ca

400 Sheldon Dr, Unit 1, Cambridge, ON , N1T 2H9

For inquiries:

TOLL FREE TEL: 1-877-372-7233

TOLL FREE FAX: 1-800-667-4278

## ElecCheck Certificate

822 DOUGLAS ST  
OSHAWA ON L1H 5C9

NOTICE DATE: February 22, 2018  
NOTIFICATION #: 80177345  
PRINT DATE: February 22, 2018

Re:

UUPPER-822 DOUGLAS ST  
OSHAWA ON L1H 5C9

### ElecCheck (TM) Certificate

The Electrical Safety Authority (ESA) has conducted an ElecCheck Review (formerly known as a General Inspection) of the electrical wiring, equipment and/or devices outlined on the ElecCheck Checklist at this address.

ESA confirms that the parts of the electrical system we reviewed meet the requirements of the ElecCheck program. ESA further confirms that any deficiencies previously noted during the review process have been corrected as of the date on this certificate.

### Limitations of the ElecCheck Review

The ElecCheck review is non-exhaustive and is conducted only on the items outlined on the ElecCheck Checklist. The review does not include any items that are out of view, concealed, located behind walls or otherwise inaccessible to the ESA inspector.

ElecCheck (TM) is a trademark of the Electrical Safety Authority (2015).

1 ELECCKECK  
FIRE CODE COMPLIANCE

The Electrical Safety Authority (ESA) is a not-for-profit administrative authority under the Ministry of Government and Consumer Services. ESA's mandate is to help improve electrical safety for the people of Ontario. Our ultimate goal is an Ontario where people can live, work and play free from electrical harm.

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## ElecCheck Certificate

822 DOUGLAS ST  
OSHAWA ON L1H 5C9

NOTICE DATE: February 22, 2018  
NOTIFICATION #: 80177346  
PRINT DATE: February 22, 2018

Re:

ULOWER-822 DOUGLAS ST  
OSHAWA ON L1H 5C9

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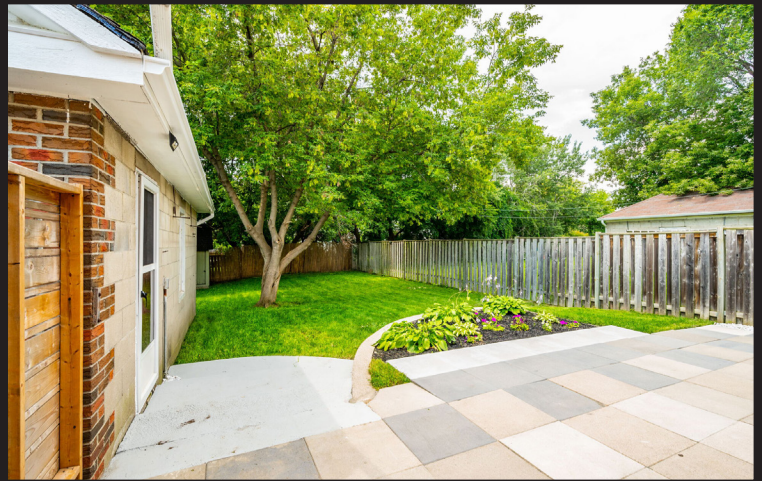












**Anna & Angelo**  
REALTY TEAM

**Anna & Angelo Georgoussis**

*broker & sales representative*

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Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based on sources which we believe are reliable, but for which we assume no responsibility.