

MLS®#: 0911858	Major Area: WE
Price: \$279,900	District: 00
Status: Active	Sub-Dist: 8
	Prop Is: For Sale Only

Legal Descr.: **PL 12M-497 LT 121**
 Address: **4560 OSAKA CI**
 City: **WINDSOR, N9G 3G4**
 Sd/Rd: **South**
 Cross Street: **DUCHARME**
 Nearest Town:



Prop. Size: 42.4 X 104 X 99 X IRREG	Zoning: RES
Off. Plan:	Occupancy: Vacant
List.Date: 06-NOV-2009	Possession: IMM-30 DAY

Property Overview IN SOUGHT-AFTER TALBOT TRAIL SCHOOL DISTRICT! APPROX 1800 SQ FT QUALITY BUILT BY KARIM HOMES - CLOSE TO ALL CONVENIENCES ON NICE CUL-DE-SAC LOT. LOVELY R-RANCH W/BONUS RM PLUS 2 CAR GARAGE. FINISHED BSTM W/ADDT'L BDRM & OFFICE PLUS FAM RM W/GAS FIREPLACE, 2ND KITCHEN/BAR. STILL TIME TO PICK YOUR FINISHINGS. AVAIL IN 30 DAYS.

Directions Showings WALKER TO DUCHARME TO OSAKA CIRCLE
CALL FIRST

Type: Residential	Heating / AC: Central Air, Forced Air, Furnace	Water: Municipal
Type of Dwelling: Raised Ranch / Bilevel	Fuel: Gas	Sewer: Sanitary / Storm Connected
Garage: Attached, Double Garage, Inside Entry	Flooring: Carpet & Mixed, Ceramic, Hardwood	Indoor Features: Grade Entrance, Jacuzzi Type, Walk-in Closet, Wet Bar
Parking: Double Drive, Finished Drive, Front Drive	Fireplace 1: Insert Gas	Site Influences: Cul-De-Sac, Fence, Patio(S), Playgrnd Nearby, Shopping Nearby
Exterior: Aluminum, Brick, Vinyl	Fireplace 2:	Misc. Docs.: Survey No, Work Order No
Foundation: Concrete	Hot Water Tank: Rented	Outdoor Features:
Basement: Full		
Basement Dev: Fully Finished		

# of Rooms: 14	Ensuite: Yes	Handicap: No
Bedrooms: 3+1	Age: NE Never Occ	Data Modification: Yes
Bathrooms: Full:3 Half:	UFFI: No	Add. Sale Info:
# of RI Bathrms:	SPIS:	

Floor	Room	Size	Floor	Room	Size
M	FO		B	BR	
M	LR		B	LA	
M	KI		B	FP	
M	DR		B	GT	
M	BR		M	B4	
M	BR		2	E4	
2	MB		B	B3	

Seller Name: **1433310 ONTARIO LTD. O/A KARIM HOMES** Home Tel.: Bus. Tel.: Address:

Listing Office: **REMO VALENTE REAL ESTATE (1990) LIMITED - 790 519** Listing Agent: **KULWINDER (VICKI) BATHH 519-966-7777**
966-7777 (fax: 519 966-6702)

Listing Agent: **BETUL HABIB 519-980-3930**