



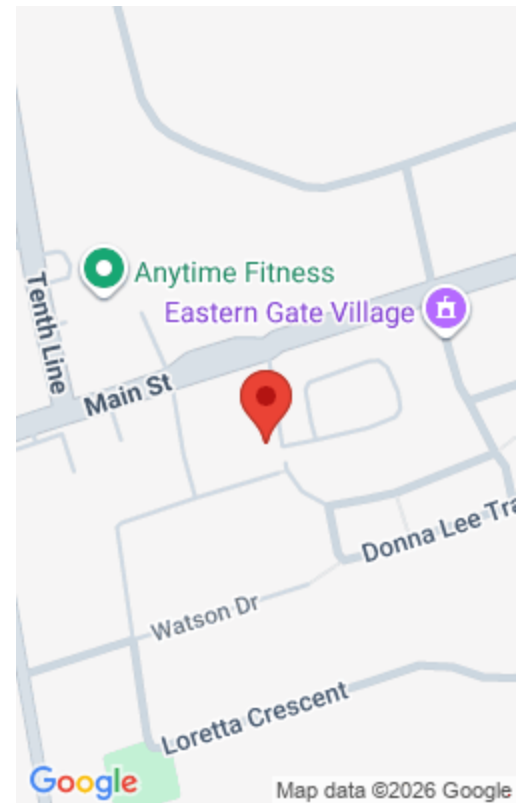
**\$998,888**

**447 LORETTA CRESCENT, WHITCHURCH-  
STOUFFVILLE, ON L4A 7G4, CANADA**

<https://www.gtarealestates.com>

This is a unique investment opportunity in Stouffville's east end, offering a 60 by 120 foot lot. Currently tenanted, it offers strong standalone development potential in one of York Region's growing areas. (id:59398)

- 5 beds
- 2 baths
- Single Family
- Single Family
- 1100 - 1500 sq ft



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## Rooms & Units Descr

**RoomType1:** Laundry room

**RoomLength1:** 6.11

**RoomDimensions1:** 6.11 m X 2.67 m

**RoomLevel2:** Basement

**RoomWidth2:** 4.49

**RoomType3:** Bedroom

**RoomLength3:** 3.13

**RoomDimensions3:** 3.13 m X 3.39 m

**RoomLevel4:** Basement

**RoomWidth4:** 3.33

**RoomType5:** Living room

**RoomLength5:** 5.02

**RoomDimensions5:** 5.02 m X 3.64 m

**RoomLevel6:** Main level

**RoomWidth6:** 2.74

**RoomType7:** Sunroom

**RoomLength7:** 3.89

**RoomDimensions7:** 3.89 m X 2.79 m

**RoomLevel8:** Main level

**RoomWidth8:** 3.1

**RoomType9:** Bedroom 2

**RoomLength9:** 2.98

**RoomDimensions9:** 2.98 m X 2.8 m

**RoomLevel10:** Main level

**RoomWidth10:** 2.58

**RoomLevel1:** Basement

**RoomWidth1:** 2.67

**RoomType2:** Recreational, Games room

**RoomLength2:** 3.39

**RoomDimensions2:** 3.39 m X 4.49 m

**RoomLevel3:** Basement

**RoomWidth3:** 3.39

**RoomType4:** Bedroom 2

**RoomLength4:** 4.21

**RoomDimensions4:** 4.21 m X 3.33 m

**RoomLevel5:** Main level

**RoomWidth5:** 3.64

**RoomType6:** Dining room

**RoomLength6:** 3.07

**RoomDimensions6:** 3.07 m X 2.74 m

**RoomLevel7:** Main level

**RoomWidth7:** 2.79

**RoomType8:** Primary Bedroom

**RoomLength8:** 4.3

**RoomDimensions8:** 4.3 m X 3.1 m

**RoomLevel9:** Main level

**RoomWidth9:** 2.8

**RoomType10:** Bedroom 3

**RoomLength10:** 3.52

**RoomDimensions10:** 3.52 m X 2.58 m

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## Location Details

**City:** Whitchurch-Stouffville (Stouffville)

**Province:** Ontario



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## Property Details

**SubdivisionName:** Stouffville

**Levels:** 1

**FrontageLength:** 60 ft ,3 in

**ArchitecturalStyle:** Raised bungalow

**Stories:** 1

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## Property Features

**CommunityFeatures:** Community Centre

**Flooring:** Concrete,Hardwood,Carpeted

**HeatingFuel:** Natural gas

**Cooling:** Central air conditioning

**OpenParkingYN:** False

**AttachedGarageYN:** True

**PoolYN:** False

**WaterfrontYN:** False

**Fencing:** Fenced yard

**Heating:** Forced air

**CoolingYN:** True

**ParkingTotal:** 5

**GarageYN:** True

**CarportYN:** False

**ViewYN:** False

**Sewer:** Sanitary sewer

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## Courtesy of

**OfficeName:** VIP BAY REALTY INC.

**Office ID:** 276318

**ListAOR:** Toronto Regional Real Estate Board

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## Building Details

**ParkingTotal:** 5

**Heating:** Forced air

**ArchitecturalStyle:** Raised bungalow

**Sewer:** Sanitary sewer

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## Amenities & Features



**Waterfront available:** No

**AttachedGarageYN:** Yes

**CarportYN:** No

**CoolingYN:** Yes

**Cooling:** Central air conditioning

**OpenParkingYN:** No

**GarageYN:** Yes

**PoolYN:** No

**CommunityFeatures:** Community Centre

