



MLS®#: [24010954](#) List Price: **\$379,900.00**
 Status: **Active** Property Type: **Residential**
 Major Area: **Windsor-Essex** District: **00**
 Trans. Type: **Sale** Sub-District: **02**
 Legal Description: **LT 48 PL 520 WINDSOR; WINDSOR**
 Address: **[365 JOSEPHINE AVENUE](#)**
 City/Town/Munic: **Windsor, Ontario N9B 2K9**
 Side of Road: **West**
 Nearest Cross St: **UNIVERSITY AVE W**
 Nearest Town:
 Area/Property Known As:
 Property Size: **29.99 x**
 Acreage:
 Zoning: **RES** Approx Sq Ft:
 Start Date: **10-May-2024** Sq Ft Source:
 Year Built: **/Unknown** Occupancy: **Vacant**
 Expiry Date:
 Aprx. Taxes/Yr: **\$2269.41/2023**
 Type of Dwelling: **2 Storey, Other - See Remarks Detached**
 Possession: **IMMED-30 DAYS**

Interior Features

Basement: **Other, See Remarks** Basement Development: **Other, See Remarks**
 Heating/Cooling: **Central Air Conditioning, Forced Air, Furnace** Heating Fuel: **Natural Gas**
 Flooring: **Ceramic or Porcelain, Cushion or Lino or Vinyl**
 Fireplace Type: Fireplace Fuel: #:
 HWT - Type: **Gas**
 Rental Equipment: **Hot Water Tank**
 # of Bedrooms: **4** Total Bathrooms: **2.0** #R-In Bathrooms: Ensuite:
 Appliances Included: **Dishwasher, Dryer, Refrigerator, Stove, Washer**
 Indoor Features: **Atrium / Sunroom, Other, See Remarks**

Rooms

Lvl	Room	Room Size	Lvl	Room	Room Size	Lvl	Room	Room Size
M	Foyer		M	Bedroom		M	3 Pc. Bathroom	
M	Kitchen		M	Living Room / Fireplace		M	Sunroom	
2	Primary Bedroom		2	Bedroom		2	Bedroom	
2	3 Pc. Bathroom		2	Laundry		L	Utility	
L	Playroom		L	Storage				

Exterior Features

Type of Dwelling: **2 Storey, Other - See Remarks** Parking Type (Garage): **Other, See Remarks**
 Attachment Style: **Detached**
 Driveway: **Rear Drive**
 Exterior Finish: **Aluminum/Vinyl, Brick**
 Roof Material: **Asphalt Shingle** Foundation: **Block**
 Site Influences: **Landscaped, Other, See Remarks, Playground Nearby, Shopping Nearby**
 Outdoor Features: **Covered Porch, Other, See Remarks**
 Utility Water/Avail: **Municipal Water/Connected** Utility Sewer/Avail: **Sanitary/Connected**

Inclusions/Exclusions

Inclusions: **Fridge, Stove, Dishwasher, Washer & Dryer, some furniture items, and all existing window blinds**
 Exclusions: **All Skye Staging items, and accessories.**

Miscellaneous

Rental Income: **Potential** Garbage Pickup Provided: UFFI: Accessibility:

REALTOR® Information

Data Modification: **Yes** Calling Expired Permit: **No** Title to Land: **Freehold**
 Date Offer Presentation: **20-May-2024** Pre Emptive Offers: Commission Clawback: Seller Reserves Right: **Y**
 Seller/s: **2855423 ONTARIO INC.**

List Branch: **525 [LC PLATINUM REALTY INC. - 525](#)** L/BR Phone: **(519) 972-3888**
 List Salesperson: **[ALFONSO TESHUBA, B. COMM.\(HONS\), B. ED](#)** L/SP Phone: **(519) 259-9322**
 Showings: **Lockbox** CB Share: **2.5**

REALTOR® Remarks

LUXURY SPACIOUS 4 BEDROOM & 2 BATHROOM HOUSE (minutes away from University of Windsor & Beautiful Riverfront), in quiet neighbourhood. Ideal for Families or Investors! RECENT RENOVATIONS:(INCLUDES: Exquisite Flooring, Modernized Open Concept Kitchen/Living Area, Modern Kitchen Cupboards & Quartz Countertop, LED Pot Lighting throughout, 2021 AC central system, Upper Bathroom w/Laundry. Modernly Painted Throughout, Stunning brick façade, two Parking Spots in rear. Huge covered front & back porches. Dry Basement can be used as Children's Play Area and/or Storage space. Quality renovation workmanship. All FIVE Appliances included. OFFER PRESENTATION is on Monday May 20th, at 6PM; whereby Seller reserves the right to view/accept/counter or reject, any offer at any time. (Pls provide 24hr irrevocable for any preemptive Offers). Pre-Home inspection available for review, Visit www.365Josephine.com