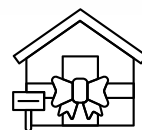


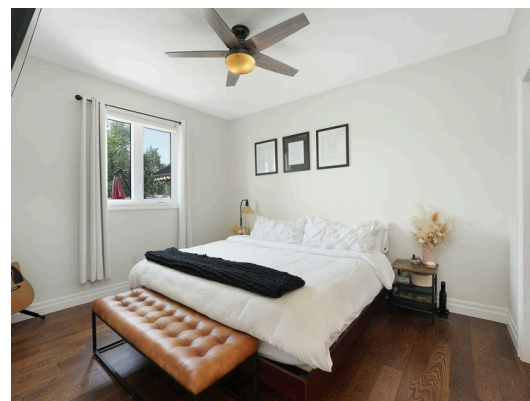
3 BEDROOMS



3 BATHROOMS



6 YEARS NEW!



EVERYTHING YOU ARE LOOKING FOR

Welcome to 1917 Ethan Court! This impeccably maintained interior townhouse was built in 2019 and is located in a desirable East Windsor neighbourhood. Offering convenient one-floor living including main floor laundry, plus a fully finished basement. Not your average townhouse, this unit boasts high-end finishes throughout, including beautiful hardwood floors throughout the main level. The open-concept living room, dining area, and kitchen creates a spacious and tranquil atmosphere. The large primary bedroom features a walk-in closet and a luxurious ensuite bath, while a second bedroom/home office opens onto a private, concrete patio—perfect for relaxing or entertaining outdoors. The finished basement is perfect for socializing with a wet bar, full bathroom, third bedroom, and an extra-large family room. Located just minutes from shopping, dining, parks, and all East Windsor amenities, this home offers the perfect blend of comfort and style.

 **Shanna Kennette** REALTOR®

📞 226-347-4240

✉️ SHANNAKENNETTE@GMAIL.COM

🌐 WWW.SHANNAKENNETTE.COM

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Cross Property Client Full



MLS® #: **25018482**
 Status: **Active**
 Major Area: **Windsor-Essex**
 Trans. Type: **Sale**
 Legal Description: **PART LOT 18, PLAN 12M652; PARTS 2 & 8 ON PLAN 12R27941 TOGETHER WITH AN EASEMENT OVER PART LOT 18, PLAN 12M652 PART 9 ON PLAN 12R27941 AS IN CE915232 CITY OF WINDSOR**
 Address: **1917 Ethan COURT**
 City/Town/Munic: **Windsor, Ontario N8T 0B3**
 Side of Road: **West**
 Nearest Cross St: **Guy**
 Nearest Town:
 Area/Property Known As:
 Property Size: **20.27 x 109.5**
 Acreage: **res**
 Zoning: **Sept. 30, 2025**
 Possession:
 List Price: **\$499,900.00**
 Property Type: **Residential**
 District: **00 04**
 Sub-District:
 Approx Sq Ft:
 Sq Ft Source:
 Occupancy: **Seller**

Next OH: **Public: Sun Jul 27, 1:00PM-3:00PM**

Remarks: **Welcome to 1917 Ethan Court! This impeccably maintained interior townhouse was built in 2019 and is located in a desirable East Windsor neighbourhood. Offering convenient one-floor living including main floor laundry, plus a fully finished basement. Not your average townhouse, this unit boasts high-end finishes throughout, including beautiful hardwood floors throughout the main level. The open-concept living room, dining area, and kitchen creates a spacious and tranquil atmosphere. The large primary bedroom features a walk-in closet and a luxurious ensuite bath, while a second bedroom/home office opens onto a private, concrete patio—perfect for relaxing or entertaining outdoors. The finished basement is perfect for socializing with a wet bar, full bathroom, third bedroom, and an extra-large family room. Located just minutes from shopping, dining, parks, and all East Windsor amenities, this home offers the perfect blend of comfort, style. Call to book your personal showing today!**

Year Built: **2019**

Approx Taxes/Year: **\$3666.67/2025**

Interior Features

Basement: **Full**
 Heating/Cooling: **Central Air Conditioning, Forced Air, Furnace, Heat Recovery Ventilation (HRV)**
 Flooring: **Carpeted, Ceramic or Porcelain, Hardwood or Engineered Hrwd**
 Fireplace Type:
 2nd Fireplace Type:
 Rental Equipment:
 # of Bedrooms: **Hot Water Tank**
 Appliances Included: **2 + 1**
 Indoor Features: **Energy Efficient, Pantry, Walk-In Closet, Wet Bar**
 Basement Development: **Finished**
 Heating Fuel: **Natural Gas**
 Fireplace Fuel: **#:**
 2nd Fireplace Fuel: **#:**
 HWT - Type: **Gas**
 # R-In Bathrooms:
 Total Bathrooms: **3.0**
 Ensuite: **Yes**

Rooms

Lv	Room	Room Size	Lv	Room	Room Size	Lv	Room	Room Size
M	Foyer		M	Dining Room		M	Living Room	
M	Kitchen		M	Laundry		M	3 Pc. Bathroom	
M	Primary Bedroom		M	3 Pc. Ensuite Bathroom		M	Bedroom	
L	3 Pc. Bathroom		L	Utility		L	Recreation Room	
L	Bedroom							

Exterior Features

Type of Dwelling: **Bungalow, Ranch, Townhouse**
 Attachment Style: **Attached**
 Driveway: **Concrete Drive, Front Drive**
 Exterior Finish: **Aluminum/Vinyl, Stone**
 Roof Material: **Asphalt Shingle**
 Site Influences:
 Utility Water/Avail: **Patio(s), Playground Nearby, Shopping Nearby**
 Parking Type (Garage): **1.5 Garage, Attached Garage, Automatic Garage Door Opener**
 Foundation: **Concrete**
 Utility Sewer/Avail: **Sanitary/Connected**
 Municipal Water/Connected

Inclusions/Exclusions

Inclusions: **Refrigerator, stove, dishwasher, microwave/rangehood combo.**
 Exclusions: **bar table in basement, fridge and freezer in basement. Washer and dryer.**

Miscellaneous

Rental Income: **Potential**
 SPIS:
 Mobile/Leased Land Fees:
 Garbage Pickup Provided:
 Retrofit Certificates:
 Mortgage:
 UFFI:
 Survey Avail:
 Accessibility:
 Work Order:
 Local Improve:

Townhomes/Detached Freehold

1917 ETHAN COURT

Additional Information



AGE OF HOME
2019



ROOF
2019



WINDOWS
2019



FURNACE 2019
A/C UNIT 2019

Utilities

HYDRO/WATER	ENWIN	\$213/JUNE
GAS	ENBRIDGE	\$44/JUNE
TAXES	LAKESHORE	\$3667/2025
INTERNET	MNSI	\$75/MONTH
HOT WATER TANK	RELIANCE	\$62/MONTH
PROPERTY MANAGEMENT	SUZANNE P. NICHOLLS	\$75/MONTH

Unique Property Highlights

- 3 bedrooms and 3 full baths, while still offering in mainfloor living. Great for families, first-time homebuyers, retirees and investors.
- Maintenance-free outdoor space with snow removal, lawn maintenance and a roof fund covered by low monthly property management fee.
- Home is 6 years new, and has 1 year of structural warranty left on the Tarion warranty.
- Concrete patio in the rear for entertaining.
- Excellent, convenient East Windsor location, near schools, shopping, walking paths and parks.

Insurance information

BASEMENT FINISHED	FULL/ COMPLETED
NUMBER OF KITCHENS	1
DWELLING ENTRANCE LEVEL	MAIN
FIRE HYDRANT WITHIN 300 METERS	YES
KM TO FIRE STATION	4 KM
SUMP PUMP	YES
PLUMBING TYPE	PEX
ELECTRICAL PANEL AMPERAGE	100 AMP BREAKERS

School Districts

Elementary Schools

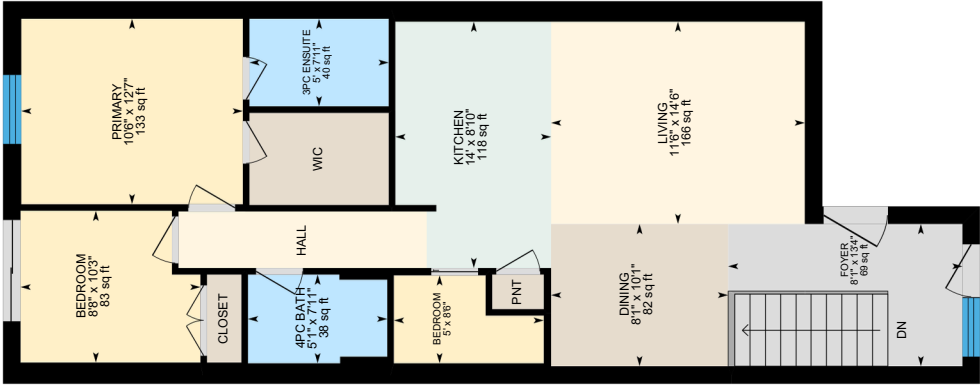
- Catholic - St. Theresa of Calcutta
- Public - Coronation School
- French - Ecole Ste. Thérèse

Secondary Schools

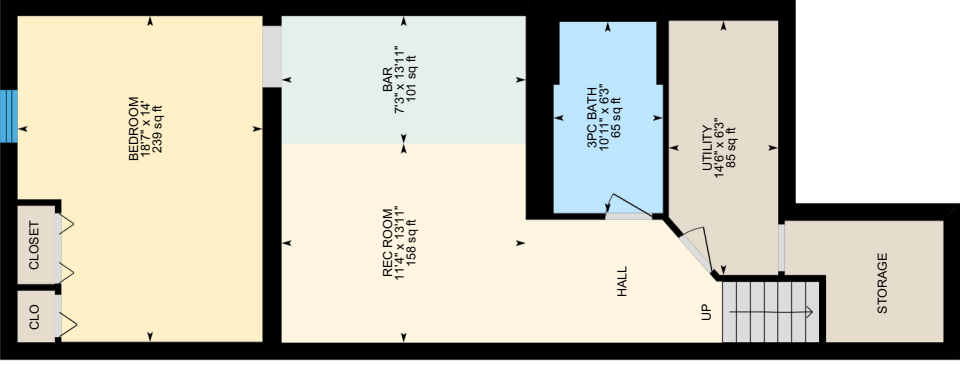
- Catholic - Brennan High School
- Public - W.F. Herman Academy Secondary School
- Ecole Secondaire de EJ Lajeunesse

1917 Ethan Ct, Windsor, ON

Main Building: Total Exterior Area Above Grade 1095.44 sq ft



Main Floor
Exterior Area 1095.44 sq ft



Basement (Below Grade)
Exterior Area 1013.20 sq ft



PREPARED: 2025/07/22

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.





Scan here to
see the full listing!
-S♡