

	<p>14 Varcoe Rd Clarington Ontario L1E2T7 Clarington Courtice Durham 269-32-Q SPIS: N Taxes: \$3,793.81 / 2022 DOM: 0</p>
	<p>Detached Front On: E Rms: 6 + 3 Link: N Acre: Bedrooms: 2 + 1 Bungalow Washrooms: 2 1x4xMain, 1x4xLower</p> <p>Lot: 39.99 x 150 Feet Irreg: Dir/Cross St: King St / Townline Rd</p>

MLS#: E5840540 **Contract Date: 11/30/2022** **PIN#:**
Possession Remarks: Flexible

<p>Kitchens: 1 + 1 Fam Rm: Y Basement: Finished / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: Apx Age: Apx Sqft: Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Main Phys Hdcap-Eqp:</p>	<p>Exterior: Vinyl Siding Drive: Private Gar/Gar Spcs: Detached / 1.5 Drive Park Spcs: 5 Tot Prk Spcs: 6.0 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Fenced Yard, Park, Public Transit, School</p>	<p>Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Oth Struct:</p>
--	---	---

#	Room	Level	Length (m)	Width (m)	Description
1	Family	Main	3.54	x 6.06	Hardwood Floor Open Concept Large Window
2	Dining	Main	3.54	x 6.06	Hardwood Floor Combined W/Dining
3	Kitchen	Main	3.51	x 3.65	Ceramic Floor Pot Lights Breakfast Bar
4	Prim Bdrm	Main	3.50	x 3.19	Broadloom Crown Moulding Large Closet
5	2nd Br	Main	3.52	x 2.38	Broadloom Closet Ceiling Fan
6	Sunroom	Main	4.15	x 2.97	Tile Floor W/O To Yard Sliding Doors
7	Rec	Bsmt	3.24	x 5.48	Broadloom Pot Lights
8	Kitchen	Bsmt	2.18	x 3.71	Above Grade Window Pot Lights
9	3rd Br	Bsmt	3.33	x 3.24	Closet Above Grade Window 4 Pc Bath

Client Remks: This Meticulously Maintained 2+1 Bungalow With Separate Entrance To Basement In-Law Suite Has Been Tastefully Updated Throughout. Each Level Has Its Own Laundry! Featuring Hardwood Floors On Main Level, Broadloom In Bedrooms And Lower Level, Pot Lights Throughout, Complete With A Lovely Tiled Sunroom Overlooking The Large Green, Quiet Backyard & Sliding Doors Leading To A Solid Concrete Slab. Lots Of Parking Available! Enjoy The Oversized Detached Garage Which You Can Easily Convert Into Your Own Shop & Store All Your Outdoor Equipment In The Large Garden Shed. Perfect For First-Time Homebuyers, Investors & Multigenerational Families. 200 Amp Panel. Nothing To Do But Move-In And Enjoy! Surrounded By Lovely Custom Homes & Conveniently Located Just Steps To Shopping, Medical Clinic, Restaurants, Lcbo, Groceries, Schools & More. Bus Stop Across The Street!

Extras: 2 Fridges, 2 Stoves, Dishwasher, 2 Washers, 2 Dryers, New Hot Water Tank, New Carpet Upstairs Bedrooms And Stairs, New Tub/Shower Upstairs, New Flooring, New Mirror, New Toilet, Entire Kitchen In Basement Is New

Listing Contracted With: KELLER WILLIAMS ENERGY LEPP GROUP REAL ESTATE, BROKERAGE **Ph:** 905-428-8100