

	<p><b>14 Varcoe Rd</b> <span style="float: right;"><b>List: \$750,000 For: Sale</b></span>  <b>Clarington Ontario L1E2T7</b>                  Clarington Courtice Durham 269-32-Q  <b>SPIS: N</b> <b>Taxes: \$3,793.81 / 2022</b> <span style="float: right;"><b>DOM: 0</b></span></p>
	<p>Detached <span style="float: right;"><b>Front On: E</b></span> <span style="float: right;"><b>Rms: 6 + 3</b></span>  <b>Link: N</b> <span style="float: right;"><b>Acres:</b></span> <span style="float: right;"><b>Bedrooms: 2 + 1</b></span>                  Bungalow <span style="float: right;"><b>Washrooms: 2</b></span>  <span style="float: right;"><b>1x4xMain, 1x4xLower</b></span></p> <p><b>Lot: 39.99 x 150 Feet Irreg:</b>  <b>Dir/Cross St: King St / Townline Rd</b></p>

**MLS#: E5829664** **Contract Date: 11/17/2022** **PIN#:**

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