

	<p>22 Roswell Dr Clarington Ontario L1E 3H7 Clarington Courtice Durham SPIS: N Taxes: \$6,390.00 / 2023 DOM: 0</p>
	<p>Detached Front On: E Rms: 9 Link: N Acre: Bedrooms: 4 2-Storey Washrooms: 3 1x2xMain, 2x4x2nd</p> <p>Lot: 45 x 110 Feet Irreg: Irregular Lot Depth As Per Geowarehouse Dir/Cross St: Bloor Street & Roswell Drive</p>

MLS#: E7298324 **Contract Date: 11/14/2023** **PIN#: 265830448**
Possession Remarks: TBA

<p>Kitchens: 1 Fam Rm: Y Basement: Full / Unfinished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Y Apx Age: 6-15 Apx Sqft: 2500-3000 Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Lower Phys Hdcap-Eqp:</p>	<p>Exterior: Brick Drive: Private Gar/Gar Spcs: Attached / 2.0 Drive Park Spcs: 2 Tot Prk Spcs: 4.0 UFFI: Pool: Inground Energy Cert: Cert Level: GreenPIS: Prop Feat: Fenced Yard, Park, Place Of Worship, Public Transit, Rec Centre, School</p>	<p>Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Ag: Waterfront: Retirement: Oth Struct:</p>
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#	Room	Level	Length (m)	Width (m)	Description
1	Office	Main	3.56	x 4.59	Large Window Hardwood Floor
2	Living	Main	4.70	x 4.86	Large Window Fireplace
3	Dining	Main	3.07	x 3.43	Open Concept Sliding Doors W/O To Deck
4	Kitchen	Main	2.85	x 3.43	Backsplash Stainless Steel Appl Open Concept
5	Family	Main	3.54	x 4.66	Separate Rm Large Window
6	Prim Bdrm	2nd	6.38	x 3.73	4 Pc Ensuite W/I Closet Double Doors
7	2nd Br	2nd	3.52	x 4.88	Broadloom Picture Window Large Closet
8	3rd Br	2nd	4.90	x 3.30	Broadloom Picture Window Large Closet
9	4th Br	2nd	3.86	x 3.07	Broadloom Picture Window Closet

Client Remks: This impressive residence spans 2500 square feet and boasts 4 bedrooms, 3 bathrooms, a double-car garage, a wrap-around porch and an in ground heated salt water pool. The well-designed floor plan includes 9-ft ceilings and a spacious open-concept kitchen with an adjoining dining area that floods with natural light and overlooks the living room with fireplace. Additionally, there's a separate family room and an office or den. Moving to the second floor, you'll discover four generously sized, well-lit bedrooms with ample closet space, along with two four-piece bathrooms. The fully fenced backyard is a dream for those who love to entertain, featuring an in-ground pool, a hot tub, and a spacious deck with a gazebo. The basement offers plenty of extra space and storage, a rough-in bathroom, and the potential for a separate entrance. This home is conveniently situated in the sought-after Courtice area, just steps away from amenities and with easy access to schools, shopping, and the 401

Extras: Tankless water heater 2023 (owned) Fridge , dishwasher, washer & dryer (all in 2023) In ground heated salt water pool and Hot tub (2021) Garage door & front door (approx. 2018) Rough-in central vac

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