

Welcome To 2594 Rundle Road Bowmanville



Fantastic 2.7 acres property with orchard, multiple workshops, 400 AMP service, and a lovely 3 + 1 bedroom bungalow all set in a beautiful lush green surrounding in the peaceful community of Bowmanville. Call today for more information.

The Shawn Lepp Group*

905.428.8100

ShawnLepp.com

*Sales Representative.

Not intended to solicit buyers or sellers currently under contract with another brokerage



KELLERWILLIAMS.

Energy Lepp Group Real Estate,
Brokerage

Each Office Independently Owned and Operated



Special Features Of This Home

- Lovely bungalow in great area close to all amenities
- 3 + 1 Bedrooms 2 baths
- Lot size 2.70 acres
- Taxes \$5,083.80 for 2019
- Landscaped walkway leads to front porch and covered front entrance
- Large foyer with ceramic flooring
- The family room feature hardwood flooring and a large picture window



- The kitchen features ceramic flooring, windows, and a breakfast area with a walk-out to a mud room overlooking the back yard





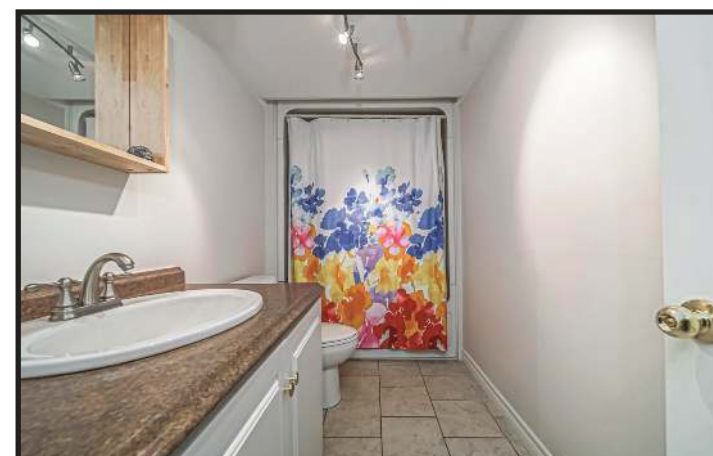
- Three large bedrooms all boast closets, hardwood flooring and large windows
- The main 4 piece bath completes the upper level



For More
Information visit
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- The finished lower level features a large recreation room with pot lights, above grade windows and laminate flooring
- The lower level bedroom features a closet, pot lights, laminate flooring and above grade window
- The lower level allows access to the office/sun room with pot lights, ceramic flooring and walk-out to deck overlooking the back yard



- The back yard of this home is fenced and provides room to entertain on the 2 decks





- Workshop 72.5' x 35', insulated with wood/oil furnace, 16' x 14' roll-up man door, Compressed Air (100 gal compressor) plumbed in
- Garage/workshop 36' x 22' insulated with 8' x 7' roll door, certified wood stove, 220v electric heat, attached 22' x 8.5' covered storage
- A 40' Seacan for storage
- Two 20' x 30' tents which are negotiable
- Orchard with approx 210 apple trees and 80 pear trees

Included:

- All electric light fixtures
- All window coverings & blinds
- Fridge
- Stove
- Washer & dryer
- Gas burner and equipment (approx 2019)
- Central air conditioner (approx 2009)
- Gas fireplace in basement (approx 2017)
- Filtration system and UV for water
- Hot tub
- Shingles (approx. 2012)
- Windows (approx. 2012)
- Hot Water tank (rental)
- 2 Workshops/garages
- Drilled well 165 feet deep (approx. 2012)
- Dug well
- Playground



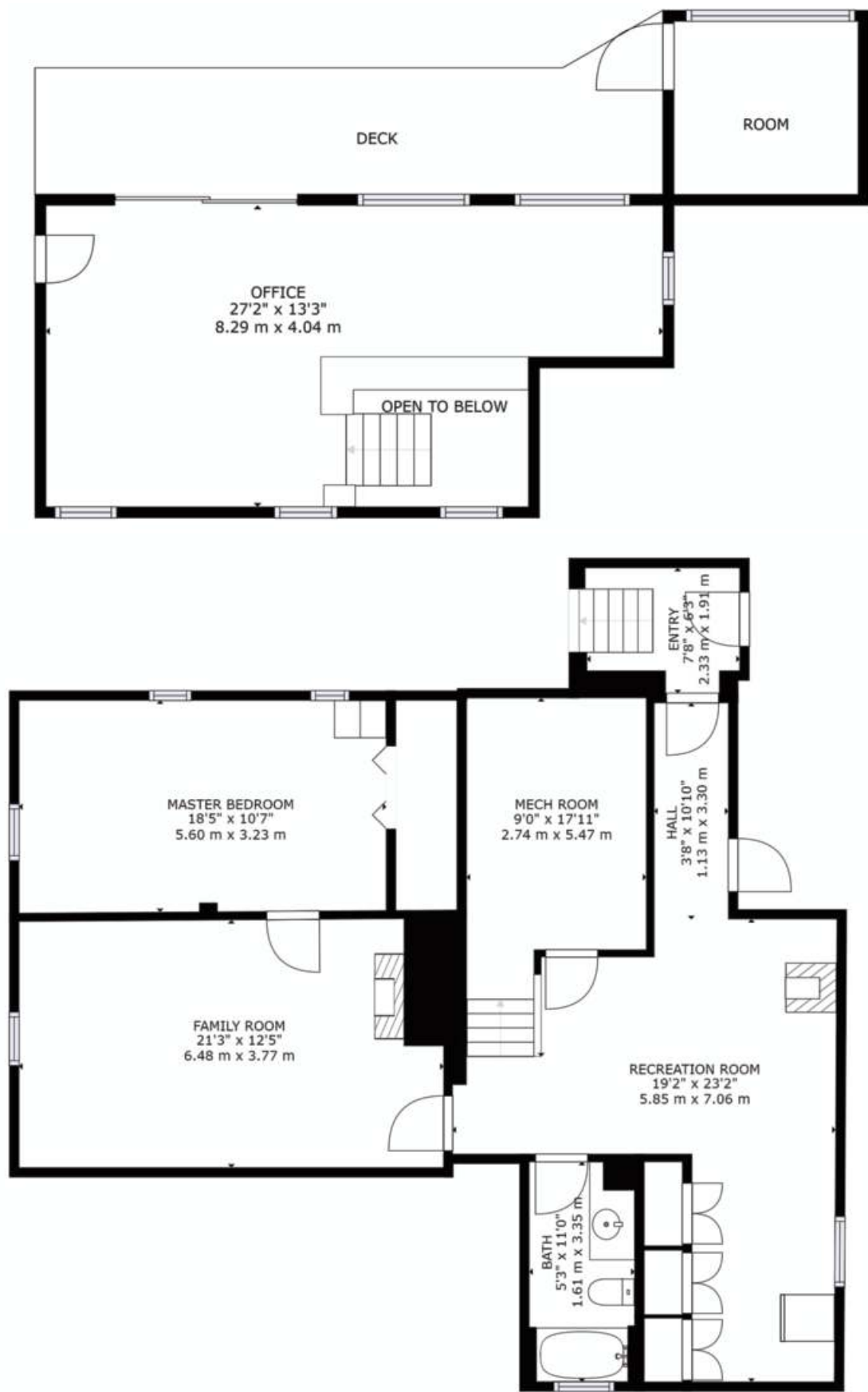
Aerial Views



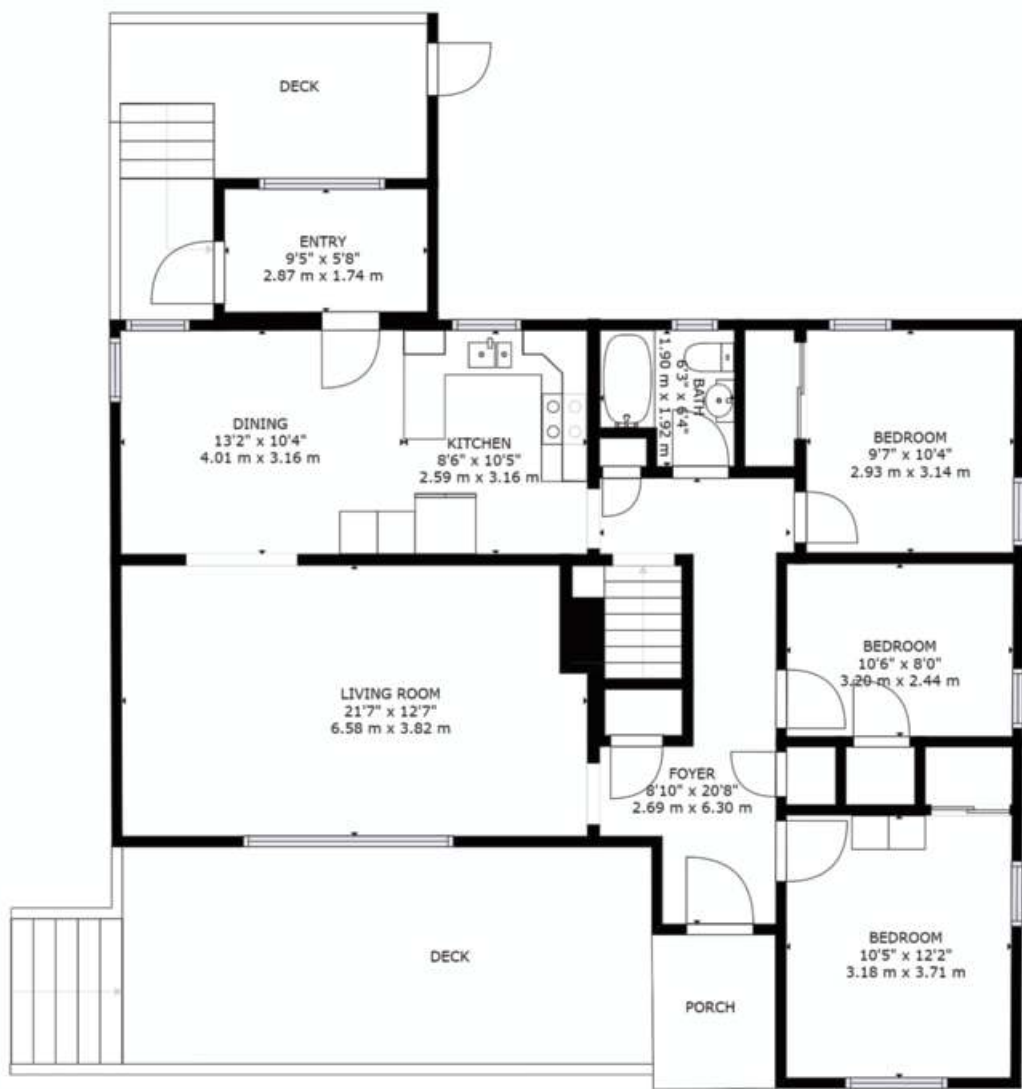
Aerial Views



Floor Plans



Floor Plans



Community Information

Elementary Schools

Monsignor Leo Cleary C.S.
Regular Track Grades JK-8
3820 Courtice Road
Courtice, Ontario L1E 2L5
Phone: (905) 433-0331

Hampton Junior P.S.
Regular Track Grades JK-2
43 Ormiston Street
Hampton, Ontario L0B 1J0
Phone: (905) 263-2252

M.J. Hobbs Senior P.S.
Regular Track Grades 3-8
2296 Taunton Road, R.R. #1
Hampton, Ontario L0B 1J0
Phone: (905) 263-2204

Good Sheppard C.S.
French Immersion Grades JK-8
20 Farmington Drive
Courtice, Ontario L1E 3B9
Phone: (905) 404-9868

Dr. G.J. MacGillivray P.S.
French Immersion Grades JK-6
75 Meadowglade Road
Courtice, Ontario L1E 3G7
Phone: (905) 436-2054

Courtice Intermediate P.S.
French Immersion Grades 7-8
1717 Nash Road
Courtice, Ontario L1E 2Y4
Phone: (905) 436-2074

Secondary Schools

Holy Trinity C.S.S.
Regular Track Grades 9-12
2260 Courtice Road
Courtice, Ontario L1E 2M8
Phone: (905) 404-9349

Clarington Central S.S.
French Immersion Grades 9-12
200 Clarington Blvd.
Bowmanville, Ontario L1C 5N8
Phone: (905) 697-9857

St Stephen C.S.S.
French Immersion Grades 9-12
300 Scugog Street
Bowmanville, Ontario L1C 6Y8
Phone: (905) 623-3990

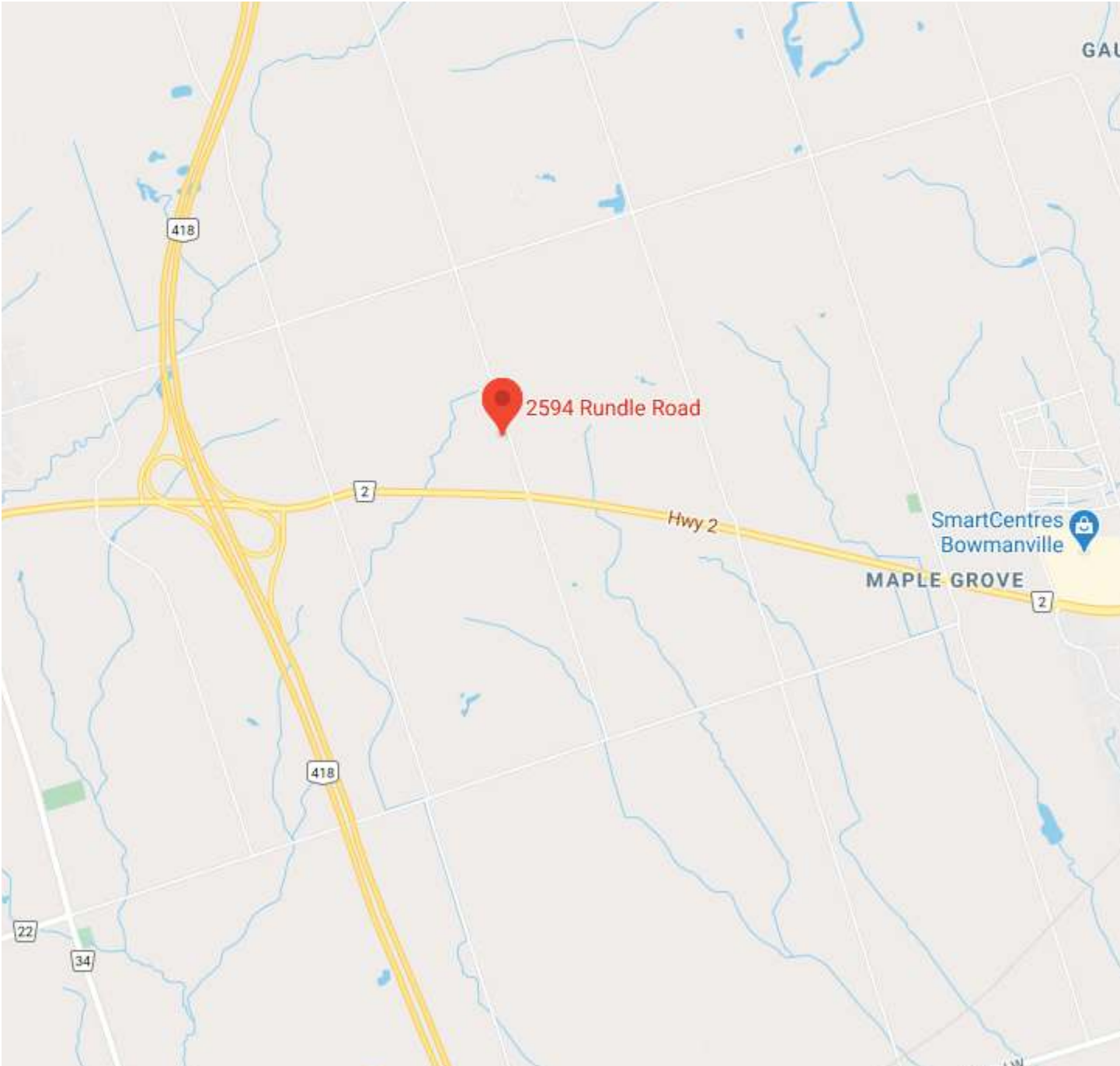
Courtice S.S.
French Immersion Grades 9-12
1717 Nash Road
Courtice, Ontario L1E 2L8
Phone: (905) 436-2074

Community Information

Post Offices

Courtice Convenience
2727 Courtice Rd
Courtice, Ontario L1E 3A0

Shoppers Drug Mart #1404
570 Longworth Ave
Bowmanville, Ontario L1C 0H0





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