

 <p style="background-color: black; color: white; padding: 5px; font-weight: bold; font-size: 10px;">CENTURY HOME ON LARGE CORNER LOT</p>	<p><b>28 Old Mill St</b> <span style="float: right;"><b>List: \$625,000 For: Sale</b></span></p> <p><b>Clarington Ontario L0A1E0</b></p> <p>Clarington Rural Clarington Durham 265-57-J</p> <p><b>SPIS: N</b> <span style="margin-left: 100px;"><b>Taxes: \$3,234.15 / 2021</b></span> <span style="float: right;"><b>DOM: 0</b></span></p>
	<p>Detached <span style="margin-left: 150px;"><b>Front On: N</b></span> <span style="float: right;"><b>Rms: 7</b></span></p> <p><b>Link: N</b> <span style="margin-left: 150px;"><b>Acre:</b></span> <span style="float: right;"><b>Bedrooms: 2</b></span></p> <p>1 1/2 Storey <span style="float: right;"><b>Washrooms: 1</b></span></p> <p style="text-align: right;"><b>1x4xMain</b></p> <p><b>Lot: 66 x 165 Feet Irreg:</b></p> <p><b>Dir/Cross St: Newtonville /Ganaraska Rd</b></p>

**MLS#: E5740732** **Contract Date: 8/23/2022** **PIN#:**

**Possession Remarks: 30/60**

<p><b>Kitchens:</b> 1</p> <p><b>Fam Rm:</b> Y</p> <p><b>Basement:</b> Full / Walk-Up</p> <p><b>Fireplace/Stv:</b> N</p> <p><b>Heat:</b> Forced Air / Propane</p> <p><b>A/C:</b> Central Air</p> <p><b>Central Vac:</b></p> <p><b>Apx Age:</b></p> <p><b>Apx Sqft:</b></p> <p><b>Assessment:</b></p> <p><b>POTL:</b></p> <p><b>POTL Mo Fee:</b></p> <p><b>Elevator/Lift:</b></p> <p><b>Laundry Lev:</b> Main</p> <p><b>Phys Hdcap-Eqp:</b></p>	<p><b>Exterior:</b> Vinyl Siding</p> <p><b>Drive:</b> Private</p> <p><b>Gar/Gar Spcs:</b> Detached / 3.0</p> <p><b>Drive Park Spcs:</b> 6</p> <p><b>Tot Prk Spcs:</b> 9.0</p> <p><b>UFFI:</b></p> <p><b>Pool:</b> None</p> <p><b>Energy Cert:</b></p> <p><b>Cert Level:</b></p> <p><b>GreenPIS:</b></p> <p><b>Prop Feat:</b> Wooded/Treed</p>	<p><b>Zoning:</b></p> <p><b>Cable TV:</b></p> <p><b>Hydro:</b></p> <p><b>Gas:</b></p> <p><b>Phone:</b></p> <p><b>Water:</b> Well</p> <p><b>Water Supply:</b></p> <p><b>Sewer:</b> Septic</p> <p><b>Spec Desig:</b> Unknown</p> <p><b>Farm/Agr:</b></p> <p><b>Waterfront:</b></p> <p><b>Retirement:</b></p> <p><b>Oth Struct:</b></p>
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#	Room	Level	Length (m)	Width (m)	Description		
1	Sunroom	Main	1.62	x 6.63	Window		
2	Family	Main	4.50	x 3.84	French Doors	Large Window	Crown Moulding
3	Office	Main	3.54	x 2.66	Crown Moulding	French Doors	W/O To Yard
4	Kitchen	Main	3.38	x 4.13	Eat-In Kitchen	Moulded Ceiling	
5	Pantry	Main	1.85	x 2.35	Window		
6	Prim Bdrm	Upper	3.25	x 3.93	Pot Lights	B/I Closet	Window
7	2nd Br	Upper	3.55	x 3.52	Pot Lights	Picture Window	

**Client Remks:** Charming 2 Bedroom Century Home On A Quiet Tree Lined Street With No Neighbours Behind In Kendal Village Minutes To Ganaraska Forest, Skiing And Hwy 401 And Hwy 115. Nestled On An Oversized 66' X 165' Corner Lot With Mature Trees In An Excellent Neighbourhood For Growing Family. This Lovely Home Features Updated Floors Throughout, Spacious Relaxing Sun Room Upon Entry With French Windows And Wood Ceiling, Family Room With Crown Moulding, Nice Office With Crown Moulding And French Door Walk-Out To Yard Can Be A Bedroom, Eat-In Kitchen With Breakfast Bar, Decorative Moulded Ceiling And A Separate Coffee Bar/ Pantry Area Connecting To The Laundry Room With Walk-Out. The 2 Bedrooms Upstairs Feature Pot Lights And Picture Windows And The Primary Bedroom With Custom Built-Ins. Outside The Property Offers A 3 Car Detached Garage And Parking Space For 6 More Cars . Steps To Nearby Greenspace With Pond And Walking Distance To Park.

**Extras:** All Electric Light Fixtures , All Window Coverings, Fridge, Stove, Microwave, Washer & Dryer, Garage Door Opener, New Ac

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