

Welcome To 31 Hearthstone Crescent, Clarington



Lovely 3 bedroom family home in desirable neighbourhood of Courtice. Meticulously maintained by original owners. Close to all amenities, Go Transit expansion, 401 & 407. 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

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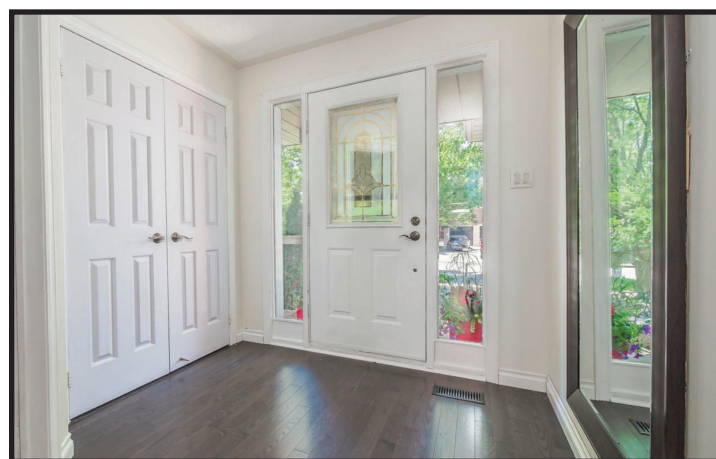


Special Features Of This Home

- Family home in desirable community of Courtice
- 3 Bedrooms 4 baths
- Lot size 28.60 x Irregular Feet
- Taxes \$3,509.40 for 2018
- Open concept main floor family room features an enticing gas fireplace, California shutters and hardwood flooring
- Large front foyer with double closet and lovely 2 piece bath



For More Information
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- Updated family size kitchen boasts granite counters, backsplash and breakfast area with walkout to deck



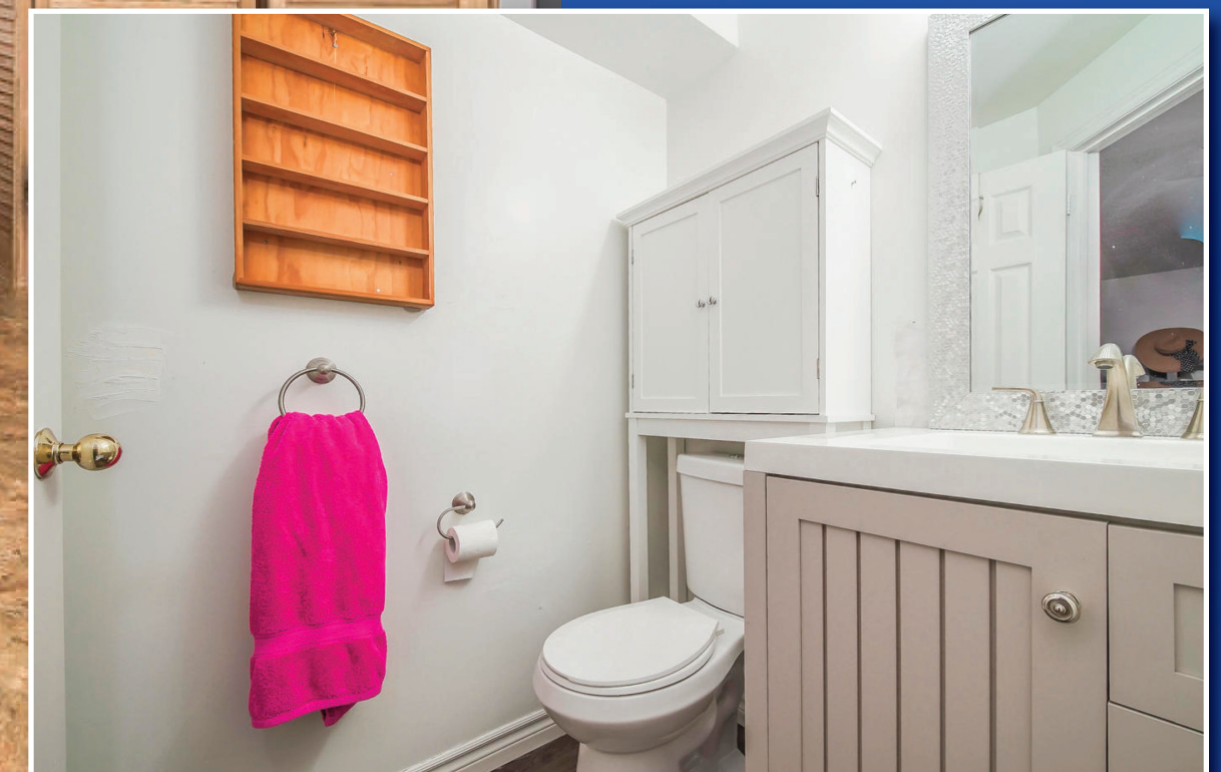


- Second floor with 3 large bedrooms all with updated vinyl plank floors
- Master bedroom boasts a 4 piece ensuite with separate shower and large walk-in closet
- Double closets and large windows in the second and third bedrooms
- Main 4 piece bath completes the upper level



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- Finished basement features a rec room/ additional bedroom, a 2 piece bath and large laundry room





- Walkout to large deck with gazebo & hot tub
- All electric light fixtures
- All California shutters
- Stainless steel fridge
- Stainless steel stove
- Stainless steel built-in dishwasher
- Washer & Dryer
- Garage door opener & 2 remotes
- Gazebo
- Hot tub
- Shed
- Hot water tank (rental)

Exclusions:

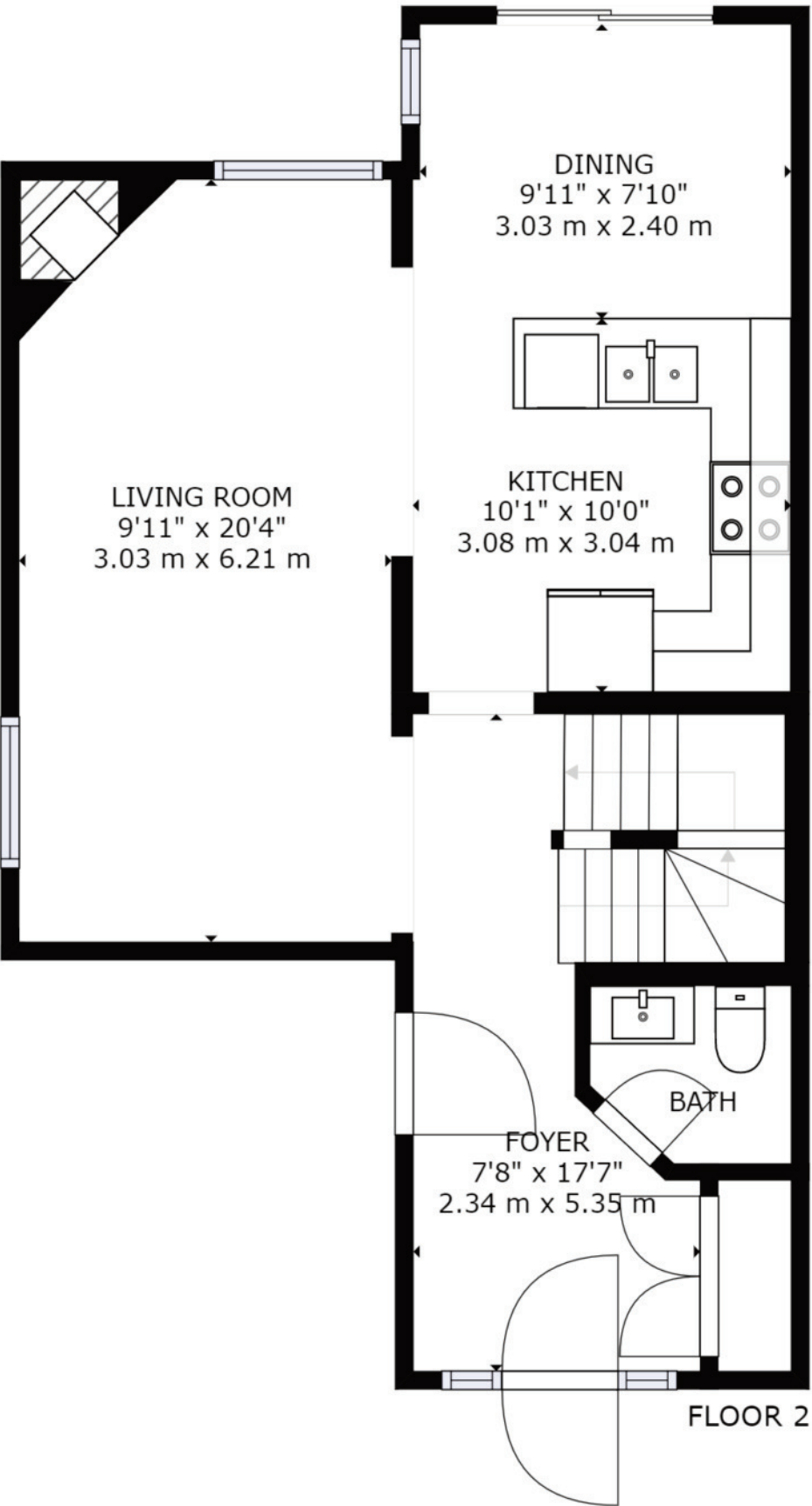
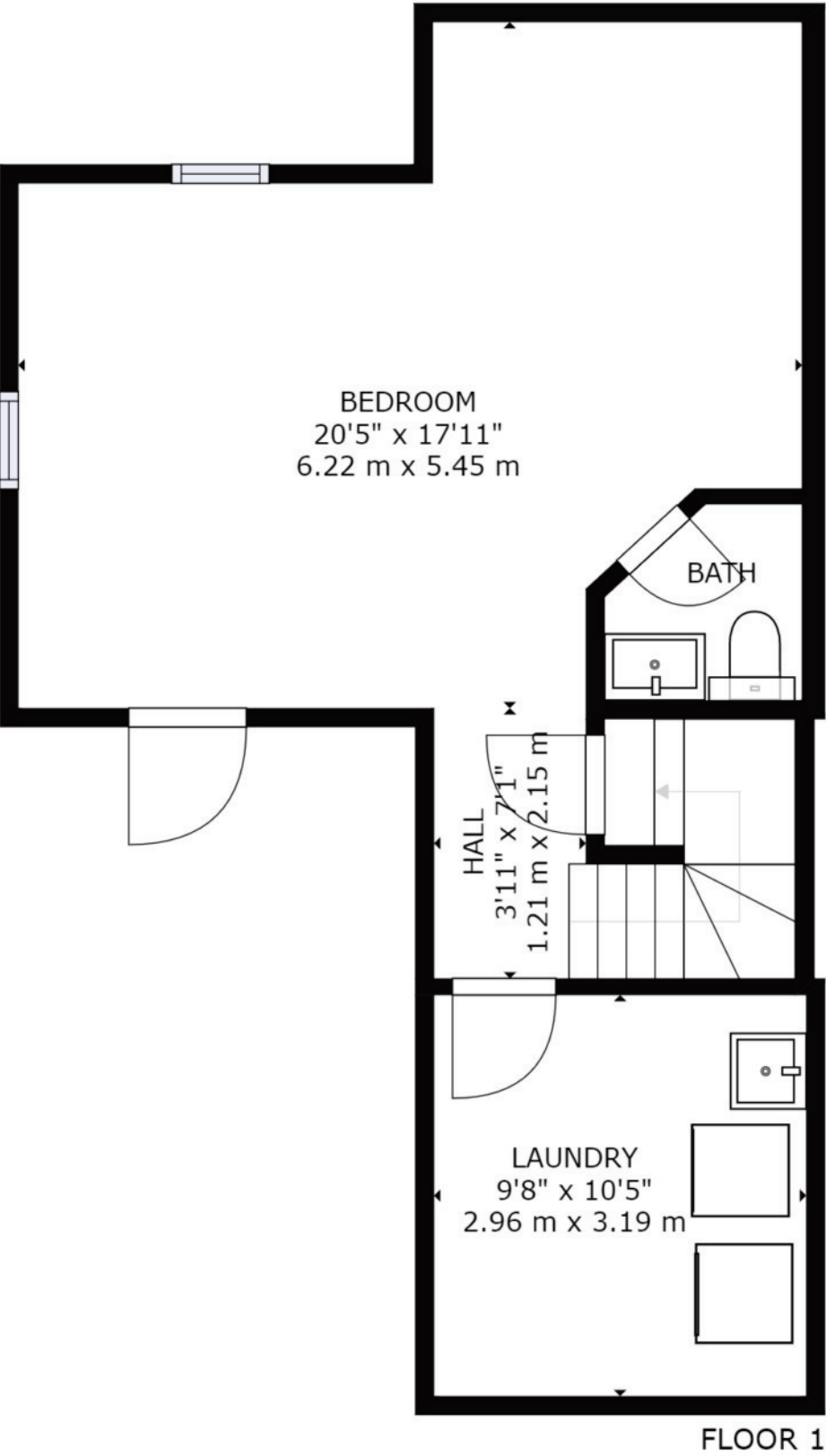
- Curtains & rods in master & 2 front bedrooms
- Bbq structure

Upgrades:

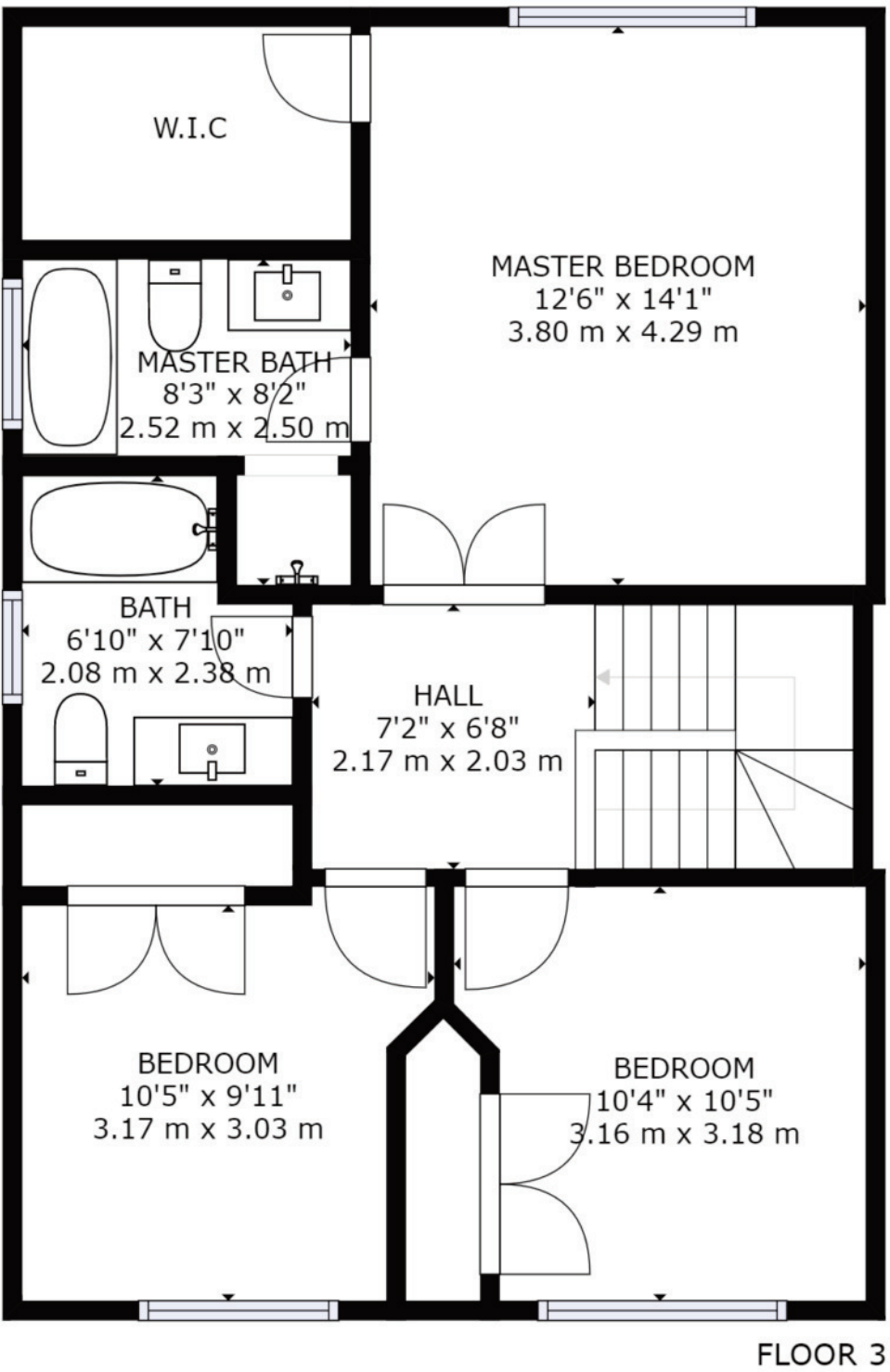
- Roof resingled (2015)
- Renovated kitchen with granite counter top (2016)
- Updated windows (2016)
- Windows on main floor and second floor front bedrooms are double hung
- New patio door (2018)
- Hardwood flooring on main floor
- Vinyl plank flooring on second floor
- Renovated bathrooms (all done since 2016)
- New trim
- New door hardware
- 25 x 25 deck
- Landscaped yards
- New shed
- New insulated garage door



Floor Plans



Floor Plans



Community Information

Elementary Schools

Good Shepherd Catholic Elementary School 20 Farmington Drive Courtice, Ontario L1E 3B9 Phone: (905) 404-9868	Good Shepherd Catholic Elementary School French Immersion Gr 1 - 8 20 Farmington Drive Courtice, Ontario L1E 3B9 Phone: (905) 404-9868
Lydia Trull Public School 80 Avondale Drive Courtice, Ontario L1E 3C2 Phone: (905) 438-9648	Dr. G.J. MacGillivray Public School French Immersion Gr 1 - 8 75 Meadowglade Road Courtice, Ontario L1E 3G7 Phone: (905) 436-2054

Secondary Schools

Holy Trinity Catholic Secondary School 2260 Courtice Road Courtice, Ontario L1E 2M8 Phone: (905) 404-9349	St. Stephen Catholic Secondary School French Immersion Gr 9 - 12 300 Scugog Street Bowmanville, Ontario L1C 6Y8 Phone: (905) 623-3990
Courtice Secondary School 1717 Nash Road Courtice, Ontario L1E 2L8 Phone: (905) 436-2074	Courtice Secondary School French Immersion Gr 9 - 12 1717 Nash Road Courtice, Ontario L1E 2L8 Phone: (905) 436-2074

Community Information

Post Offices

Courtice Convenience 2727 Courtice Road Courtice ON L1E 3A0	Rave Convenience 1300 King Street E Unit 11 Oshawa ON L1H 8N0
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As school boundaries are constantly changing, we recommend you call to verify all information.



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