

	<p>35 Old Mill St Clarington Ontario L0A1E0 Clarington Rural Clarington Durham 265-57-J SPIS: N Taxes: \$3,981.74 / 2022 DOM: 0</p>
	<p>Detached Front On: S Rms: 7 + 1 Link: N Acre: Bedrooms: 4 1 1/2 Storey Washrooms: 2 1x4xMain, 1x3xMain</p> <p>Lot: 66.7 x 165 Feet Irreg: Dir/Cross St: Ganaraska & Newtonville Rd</p>

MLS#: E5871369 **Contract Date: 1/16/2023** **PIN#:**
Possession Remarks: Flexible

<p>Kitchens: 1 Fam Rm: Y Basement: Part Fin / Unfinished Fireplace/Stv: Y Heat: Forced Air / Propane A/C: Central Air Central Vac: Apx Age: Apx Sqft: Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Lower Phys Hdcap-Eqp:</p>	<p>Exterior: Stone / Vinyl Siding Drive: Pvt Double Gar/Gar Spcs: Attached / 2.0 Drive Park Spcs: 5 Tot Prk Spcs: 7.0 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Grnbelt/Conserv, School Bus Route, Skiing</p>	<p>Zoning: Residential Cable TV: A Hydro: Y Gas: N Phone: Y Water: Well Water Supply: Dug Well Sewer: Septic Spec Desig: Unknown Farm/Ag: Waterfront: None Retirement: Oth Struct: Workshop</p>
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#	Room	Level	Length (m)	Width (m)	Description
1	Family	Main	5.82	x 5.89	Vinyl Floor Pot Lights California Shutters
2	Kitchen	Main	5.06	x 2.58	Centre Island Backsplash Breakfast Bar
3	Dining	Main	5.21	x 4.42	Vinyl Floor Pot Lights Fireplace
4	2nd Br	Main	3.16	x 3.63	Vinyl Floor California Shutters
5	3rd Br	Main	3.86	x 4.54	Double Closet California Shutters Pot Lights
6	Prim Bdrm	2nd	5.30	x 3.56	Double Closet B/I Shelves Window
7	4th Br	2nd	5.37	x 3.34	Pot Lights Window
8	Rec	Bsmt	5.27	x 5.44	Unfinished

Client Remks: Charming Fully Updated 4 Bedroom 2 Bath Century Home With Massive Extension Nestled On A Huge Private Lot In The Beautiful Village Of Kendal. The Home Boasts Of A Brand New Bedroom With Full Bath, Gorgeous Updated Kitchen, New Vinyl Plank Floors Throughout The Main Floor, New Double Car Heated Garage With Access To The Property, Newly Landscaped, New Fire Pit, New Stone Interlock And Deck In Backyard And New Asphalt On The Driveway. The Unspoiled Basement Awaits The New Owners Personal Touch. Enjoy Skiing , Hiking, Snow Mobile In The Ganaraska Forest. Located Conveniently Minutes To Hwy 115/407, Close To Oshawa And Lindsay.

Extras: Duct Cleaning Nov. 2022 Septic Clean Nov. 2022, Pressure Tank Dec. 2021, Paint, Nov. 2022, New Eavestrough, Soffit, Down Spouts Nov. 2022 Too Many To List. See Attached List Of Inclusions & Upgrades

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