



3771 Reid Rd List: **\$1,300,000** For: **Sale**
Clarington Ontario L0A1J0
 Clarington Rural Clarington Durham 17-39-G
SPIS: N **Taxes: \$3,901.70 / 2021** **DOM: 0**

Detached Front On: W
 Link: N Acre: 10-24.99
 Bungalow Rms: 7 + 1
Bedrooms: 4
Washrooms: 3
1x4xMain, 1x3xMain, 1x2xBsmt

Lot: 538 x 808.48 Feet Irreg: 10 Acres
Dir/Cross St: Conc Rd 4/Reid Road

MLS#: E5730668 **Contract Date: 8/12/2022** **PIN#:**
Possession Remarks: Tba

Kitchens: 1
Fam Rm: Y
Basement: Part Fin / W/O
Fireplace/Stv: Y
Heat: Forced Air / Oil
A/C: Central Air
Central Vac:
Apx Age:
Apx Sqft:
Assessment:
POTL:
POTL Mo Fee:
Elevator/Lift:
Laundry Lev: Lower
Phys Hdcap-Eqp:

Exterior: Log
Drive: Circular
Gar/Gar Spcs: Attached / 2.0
Drive Park Spcs: 20
Tot Prk Spcs: 22.0
UFFI:
Pool: None
Energy Cert:
Cert Level:
GreenPIS:
Prop Feat: Part Cleared,
 River/Stream, Wooded/Treed

Zoning:
Cable TV:
Hydro:
Gas:
Phone:
Water: Well
Water Supply: Drilled Well
Sewer: Septic
Spec Desig: Unknown
Farm/Agr:
Waterfront:
Retirement:
Oth Struct: Workshop

#	Room	Level	Length (m)	Width (m)	Description		
1	Family	Main	4.88	x 7.95	Gas Fireplace	Vaulted Ceiling	Panelled
2	Dining	Main	4.04	x 3.52	W/O To Balcony	Vaulted Ceiling	Sliding Doors
3	Kitchen	Main	4.70	x 4.27	Centre Island	Breakfast Bar	Eat-In Kitchen
4	Prim Bdrm	Main	6.10	x 6.82	3 Pc Ensuite	W/I Closet	W/O To Balcony
5	2nd Br	Main	3.93	x 4.74	Closet	Vaulted Ceiling	Window
6	3rd Br	Main	2.45	x 3.75	Closet	Vaulted Ceiling	Panelled
7	4th Br	Main	3.57	x 3.57	Closet	Panelled	Window
8	Rec	Bsmt	12.28	x 17.86	Window	2 Pc Bath	Walk-Out

Client Remks: Amazing Private 10 Acres On Quiet Road With Stream Running Thru Property. Enjoy Peace And Tranquility In This Custom Built 4 Bedroom Country Bungalow With Walk-Out Basement. See Link For Floor Plan And Features Home Features Paneled Wall Throughout, Vaulted Ceilings, Large Eat-In Open Concept Kitchen With Centre Island, Breakfast Bar, Loads Of Cabinetry Overlooking Formal Dining Room With Walk-Out, Primary Bedroom With 3 Piece Ensuite Bath And Walk-Out And A Partially Finished Basement With Gas Fireplace, Bathroom And Walk-Out. Attached Double Car Garage, A Separated Oversized Detached Garage With Double Door, Cement Floor And Electricity And 2nd Large Detached Heated Workshop With Electricity. Breathtaking Views Of Green Surrounding, Natures Paradise Dream With Motorbike Trail Set Up And Forest Trails On The Other Side Of The Stream, A Perfect Family Place

Extras: Mins Fr Historical Downtown Bowmanville & All Amenities, Hwy 401& 407. All Wood, Playground Chicken Coup, Treehouse & Other Various Items & Wood Pile Would Stay. Fireplaces Are Not Operational No Propane Attached As Is.

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