

	<p>7 Empire Cres List: \$864,900 For: Sale Clarington Ontario L1E1E3 Clarington Courtice Durham 269-32-R SPIS: N Taxes: \$3,840.79 / 2022 DOM: 0</p>
	<p>Detached Front On: E Link: Y Acre: Bungalow-Raised Rms: 6 + 2 Bedrooms: 4 Washrooms: 2 1x4xMain, 1x3xLower</p> <p>Lot: 29.53 x 108.27 Feet Irreg: Dir/Cross St: King St/Townline</p>

MLS#: E5828027 **Contract Date: 11/16/2022** **PIN#:**
Possession Remarks: 90 Days

<p>Kitchens: 1 Fam Rm: Y Basement: Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas 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: Brick / Alum Siding Drive: Private Gar/Gar Spcs: Attached / 2.0 Drive Park Spcs: 2 Tot Prk Spcs: 4.0 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Fenced Yard, Park</p>	<p>Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Ag: Waterfront: Retirement: Oth Struct:</p>
---	---	--

#	Room	Level	Length (m)	Width (m)	Description
1	Family	Main	3.11	x 5.67	Laminate Combined W/Dining Large Window
2	Dining	Main	3.11	x 5.67	Laminate Combined W/Family L-Shaped Room
3	Kitchen	Main	4.36	x 5.67	Centre Island Granite Counter Backsplash
4	Prim Bdrm	Main	4.81	x 3.11	Semi Ensuite Double Closet Laminate
5	2nd Br	Main	3.71	x 3.85	Laminate Double Closet Picture Window
6	3rd Br	Main	3.96	x 3.66	Laminate Closet Picture Window
7	Rec	Lower	9.47	x 3.94	Fireplace Above Grade Window Walk-Out
8	4th Br	Lower	4.05	x 2.57	Semi Ensuite Above Grade Window Closet

This Is A Linked Property.

Client Remks: Stunningly Beautiful Renovated Raised Bungalow With Walk-Out Lower Level W/ Lots Of Storage In Highly Desirable Courtice Neighbourhood Backing Onto A Parkland. This Custom Designed Home Boasts Of Renovated Modern Kitchen, Upgraded Bathrooms, Gorgeous Wide Plank Laminate Flooring Throughout, Updated Windows, Foyer W/ Designer Wall And Travertine Stone Floors, Remodeled Staircase And New Insulated Garage Doors. Main Floor Features Open Concept Family Room/Dining Room, Stunning Kitchen With Travertine Stone Floors, Skylight, Backsplash, Granite Countertops, Center Island And Breakfast Bar, Primary Bedroom With Semi-Ensuite Bath And Large Closet. The Lower Level With Walk-Out Features Rec Room With Fireplace, Above Grade Windows, Bedroom, Bathroom & Lots Of Storage Space. Outside Features Private Fenced Yard With Gate Access To Park, Nice Deck With Hot Tub, 2 Car Garage And Widened Driveway. Click On The Realtor's Link To View The 3D Virtual Tour, Aerial Tour & Feature Sheet.

Extras: All Elf, All Window Blinds, Fridge, Stove (Gas), Dishwasher, Fridge In Garage, Washer & Dryer, Garage Door Opener & 2 Remotes , Hot Tub, Gas Bbq Hook Up Whole House Renovated Except For The Laundry Room. See Attached List Of Upgrades

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