

	75 Parkway Cres Clarington Ontario L1C1C2 Clarington Bowmanville Durham 279-42-U SPIS: N Taxes: \$3,337.52 / 2016 DOM: 0 List: \$425,000 For: Sale
	Detached Front On: N Bungalow Acre: Rms: 5 + 2 Bedrooms: 3
	Lot: 67 x 100 Feet Irreg: Dir/Cross St: Liberty / Parkway Ave Washrooms: 2 1x4xMain, 1x3xBsmt

MLS#: E3616609 **Contract Date: 9/28/2016** **Possession: Tba** **PIN#:**

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Apx Age: Apx Sqft: Assessment: Addl Mo Fee: Elevator/Lift: Laundry Lev: Lower Phys Hdcap-Eqp:	Exterior: Brick Drive: Pvt Double Garage: Attached / 2.0 Park Spaces: 6 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat:	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Oth Struct:
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#	Room	Level	Length (m)	Width (m)	Description
1	Kitchen	Main	1.94	x 4.54	Ceramic Floor Stainless Steel Appl Large Window
2	Family	Main	4.01	x 4.50	Hardwood Floor Large Window
3	Master	Main	3.27	x 4.46	Laminate His/Hers Closets Large Window
4	2nd Br	Main	3.36	x 2.41	Laminate Closet Window
5	3rd Br	Main	3.35	x 3.20	Hardwood Floor W/O To Patio
6	Rec	Bsmt	4.34	x 10.36	Broadloom Wet Bar Gas Fireplace
7	Laundry	Bsmt	2.25	x 2.48	

Client Remks: Amazing 3 Bdrm Detached Bungalow On Large Lot In The Heart Of Bowmanville. Bright Kitchen W/Ceramic Flr, Ss Appliances & Window In Breakfast Area. Open Concept Fr W/Gleaming Hrdwd Flr & An Oversized Window. Large Mbr Has Laminate Floor, His/Her Closets & A Large Window. The Second Bdrm Also Has Laminate Flr, Lrg Closet & Window. 3rd Bdrm (Being Used As Dr Currently) Has Hrdwd Flr & A W/O To Interlock Patio & Fully Fenced, Private Yard.

Extras: Fin Bsmt Has Large Rec. Room W/Wet Bar And A 3Pc Bath. Beautifully Landscaped. Extra Long Driveway. 10X10Ft Garden Shed W/Hydro. See Attached List Of Upgrades & Inclusions. *Click On Realtor's Link For 3D Tour & Feature Sheet

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