



**89 Townline Rd N**  
**Clarington Ontario L1E2J3**  
Clarington Courtice Durham 269-31-Q  
**SPIS: N Taxes: \$3,228.16 / 2018 DOM: 0**

Detached Front On: E Rms: 4 + 3  
Bungalow-Raised Acre: Bedrooms: 2 + 2  
Washrooms: 2  
1x4xMain, 1x2xBsmt  
Lot: 40 x 264 Feet Irreg:  
Dir/Cross St: Adelaide Ave E / Townline Rd N

**MLS#: E4225730 Contract Date: 8/22/2018 Possession: Tba PIN#:**

<b>Kitchens:</b> 1	<b>Exterior:</b> Alum Siding	<b>Zoning:</b>
<b>Fam Rm:</b> Y	<b>Drive:</b> Private	<b>Cable TV:</b>
<b>Basement:</b> Fin W/O	<b>Gar/Gar Spcs:</b> None / 0.0	<b>Hydro:</b>
<b>Fireplace/Stv:</b> N	<b>Drive Park Spcs:</b> 4	<b>Gas:</b>
<b>Heat:</b> Forced Air / Gas	<b>Tot Prk Spcs:</b> 4.0	<b>Phone:</b>
<b>A/C:</b> None	<b>UFFI:</b>	<b>Water:</b> Municipal
<b>Central Vac:</b>	<b>Pool:</b> None	<b>Water Supply:</b>
<b>Apx Age:</b>	<b>Energy Cert:</b>	<b>Sewer:</b> Sewers
<b>Apx Sqft:</b>	<b>Cert Level:</b>	<b>Spec Desig:</b> Unknown
<b>Assessment:</b>	<b>GreenPIS:</b>	<b>Farm/Agr:</b>
<b>POTL:</b>	<b>Prop Feat:</b>	<b>Waterfront:</b>
<b>POTL Mo Fee:</b>		<b>Retirement:</b>
<b>Elevator/Lift:</b>		<b>Oth Struct:</b>
<b>Laundry Lev:</b> Lower		
<b>Phys Hdcap-Eqp:</b>		

#	Room	Level	Length (m)	Width (m)	Description
1	Kitchen	Main	2.72	x 3.37	Eat-In Kitchen Breakfast Bar Stainless Steel Appl
2	Family	Main	3.97	x 4.64	Combined W/Dining Broadloom Picture Window
3	Dining	Main	3.97	x 4.64	Combined W/Family W/O To Deck
4	Master	Main	3.08	x 3.27	Large Closet Large Window Broadloom
5	2nd Br	Main	3.10	x 3.04	Large Closet Large Window Broadloom
6	Rec	Lower	3.23	x 7.08	Open Concept Laminate Above Grade Window
7	3rd Br	Lower	3.45	x 2.68	Broadloom Above Grade Window
8	4th Br	Lower	3.18	x 2.24	Broadloom Above Grade Window

**Client Remks:** Renovated Raised Bungalow In Desirable Community Of Courtice. Situated On A 264 Ft Deep Ravine Lot. Well Set Back From The Road & Surrounded By Mature Trees For Privacy. Open Concept Main Floor Feat Updated Kit W/Brkfst Bar & Fam/Din Rm W/Walkout To Lrg Sundeck. 2 Spacious Br On The Main Flr W/Lrg Closets & Windows. Fin W/O Bsmnt W/Lrg Rec Room 2 Additional Br & 2Pc Bath. Seconds To All Amenities Including Schools, Parks, Transit & Shopping.

**Extras:** See Attached For List Of Inclusions & Upgrades. Click On Realtor's Link For Floor Plans, Virtual Tour & Feature Sheet.

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