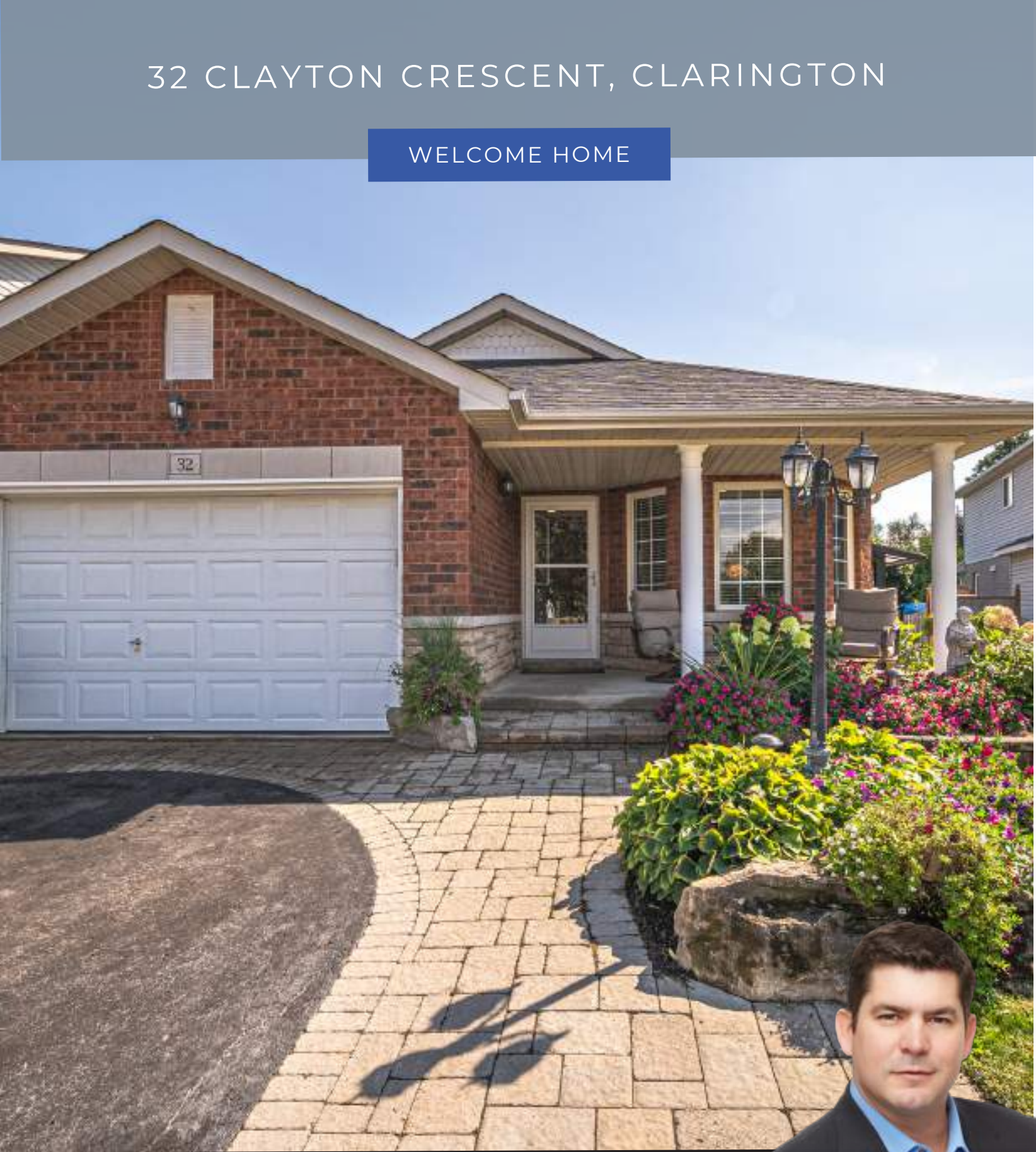




32 CLAYTON CRESCENT, CLARINGTON

WELCOME HOME



SHAWN LEPP
BROKER

905.428.8100
www.shawnlepp.com



*Broker. Each Office Independently Owned And Operated. Not intended to solicit buyers or sellers currently under contract with another brokerage

Fabulous detached 4 level back split home with separate entrance to a legal basement apartment located in sought after North Bowmanville neighbourhood.

BY KELLER WILLIAMS ENERY LEPP GROUP REAL ESTATE, BROKERAGE

905.428.8100



SPECIAL FEATURES

- Private office off of entry with French doors and large windows



SPECIAL FEATURES

- Large open concept great room with skylight and sitting area
- Dining area with sightlines to kitchen



SPECIAL FEATURES

- Family-size kitchen with breakfast bar / centre island, skylight and walk-out to deck
- Stainless steel appliances and tile backsplash



SPECIAL FEATURES

- Large family room with look-out window, gas fireplace and pot lights
- 3 piece washroom on lower level



SPECIAL FEATURES

- Spacious master bedroom with walk-in closet and semi-ensuite
- Laundry access in washroom



SPECIAL FEATURES

- 2 additional bedrooms on upper level
- Shared 5 piece washroom



SPECIAL FEATURES

- Professionally finished basement apartment with separate entrance
- Large recreation room and full kitchen with breakfast bar
- Pot lights throughout
- Storage/office space

Upgrades:

- Upgraded and renovated lower level bathroom in apartment prior to apartment being built (Approx. 2016)
- Legal basement apartment professionally installed, designed so only one doorway needs to be cut through if converted back to a single family home again (at very little expense)
- Dug out new side entrance with stairs for the legal basement apartment (2017)
- Sunroom/covered side entrance installed (2017)



SPECIAL FEATURES

- Large bedroom with 3 piece washroom
- Laundry area

Included:

- All electric light fixtures
- All window coverings
- Main floor fridge, stove, dishwasher, bar fridge, built in microwave, washer and dryer
- Basement fridge, stove, dishwasher, microwave, washer and dryer
- Central vacuum (main floor only)
- Garage door opener and remote
- 2 sheds
- Mirrors in washrooms

Excluded:

- Master bedroom drapery
- Shelving and cabinets in garage except overhead loft area
- Garden ornaments
- Bookshelves and sauna in back bedroom
- Living room mirror on main floor
- All TV mounts
- Shelving, hooks, baby change table and dresser in apartment
- All artwork
- Generator



SPECIAL FEATURES

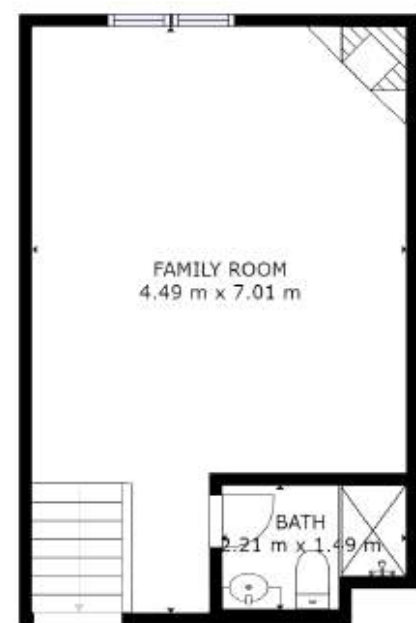
- Interlock front walkway, fully fenced landscaped back yard and 2 tiered deck

Upgrades:

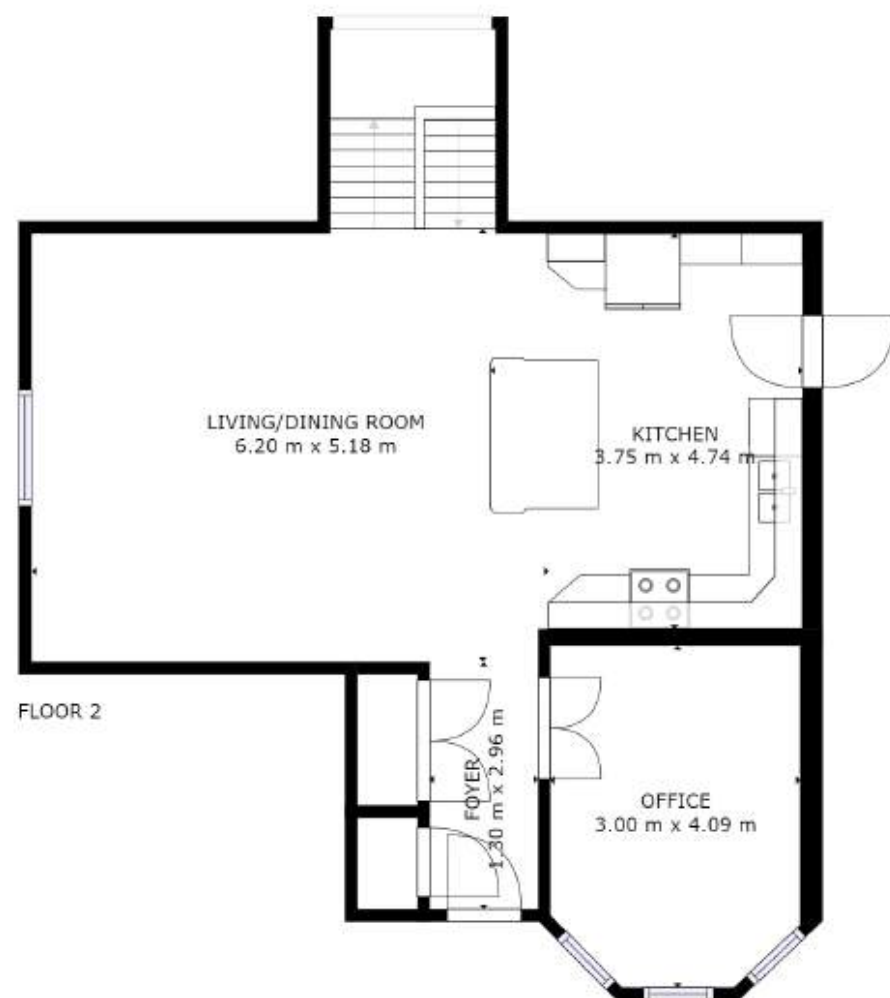
- New shingles (Approx. 2013)
- New skylights (Approx. 2013)
- New AC, furnace, hot water tank (Approx. 2013)
- Dry walled garage (Approx. 2013)
- Upgraded kitchen - upgraded cupboards (Approx. 2014)
- New bathroom created on main home as 2nd bathroom (2017)
- Renovated master bathroom (2017)
- Professionally installed interlock in front of home and river stone along side of home (Approx. 2018)
- Newly built 2 tiered deck at the side of the house (Approx. 2018)
- 10' X 10' storage shed in backyard (Approx. 2018)
- Added new centre island, high end bar fridge in kitchen (Approx. 2019)
- Interlock installed beside driveway (Approx. 2019)
- Kitchen cupboards professionally painted (2020)
- New automatic garage door opener (2020)
- New storage system under the stairs in Family room (2020)
- New chlorine remover for household water (2020)



FLOOR PLANS



FLOOR 1



FLOOR 2



FLOOR 3



Sizes and dimensions are approximate, actual may vary.



ELEMENTARY SCHOOLS

Charles Bowman P.S.
Grades Jk-6
195 Bons Avenue
Bowmanville, Ontario
Phone: 905.697.1777

Duke of Cambridge P.S.
French Intermediate
47 Liberty Street North
Bowmanville, Ontario
Phone: 905.623.5437

SECONDARY SCHOOLS

Clarington Central S.S.
Grades 9-12
200 Clarington Blvd.
Bowmanville, Ontario
Phone: 905.697.9857

Bowmanville H.S.
French Immersion
49 Liberty Street N.
Bowmanville, Ontario
Phone: 905.623.4416

POST OFFICES

Bowmanville Stn Main
136 KING STREET EAST
BOWMANVILLE, ON

Shoppers Drug Mart
570 LONGWORTH AVE
BOWMANVILLE ON

As school boundaries are constantly changing,
we recommend you call to verify all information.

