

\$1,799,999 - 3253 Tooley Road, Clarington (courtice)

MLS® #E12299085

\$1,799,999

8 Bedroom, 4.00 Bathroom,
Multi-family on 0.00 Acres

Courtice, Clarington (courtice), Ontario

Rare Income & Possible Development Opportunity in Courtice 4.7 Acres With Duplex on Expansive Lot! Unlock the potential of this rare duplex property situated on a sprawling 4.7-acre parcel with 300 feet of frontage and over 600 feet of depth a truly unique piece of land. Each side of this spacious Two-Storey duplex offers a full 4-bedroom, 2-bathroom layout, complete with finished basements, sun porches, and separate entrances. Both units feature an eat-in kitchen, dedicated dining room, and large living room, providing ample space for families or tenants.

Property

Highlights: Separate hydro and gas meters, Separate driveways, Shared well water and septic system, Detached 2-car garage one bay for each unit, Ample parking for up to 11 vehicles, Large front deck perfect for entertaining, Multiple outbuildings for storage, hobbies, or future repurposing

Beautiful ravine running through the Green Space property, adding natural beauty and privacy. Whether you're looking to live in one unit and rent the other, generate strong rental income, or take advantage of the zoning and land size for future development,



this property checks every box. The possibilities, Don't miss your chance to own this unique and versatile property! (id:6289)

Essential Information

Listing #	E12299085
Price	\$1,799,999
Bedrooms	8
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Multi-family

Community Information

Address	3253 Tooley Road
Subdivision	Courtice
City	Clarington (courtice)
Province	Ontario
Postal Code	L1E2K7

Amenities

Amenities	Park, Schools, Fireplace(s), Separate Electricity Meters, Separate Heating Controls
Utilities	Cable, Electricity
Features	Ravine, Conservation/green belt
Parking Spaces	12
Parking	Detached Garage, Garage
# of Garages	2

Interior

Appliances	Water softener
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Vinyl siding
Lot Description	310 x 660.6 FT
Foundation	Concrete, Block

Listing Details

Listing Office EXP REALTY



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