

# \$799,900 - 44 Brown Street, Clarington (bowmanville)

MLS® #E12443914

**\$799,900**

5 Bedroom, 2.00 Bathroom,  
Single Family on 0.00 Acres

Bowmanville, Clarington (bowmanville),  
Ontario

Desirable home in a premium location just seconds from downtown, set in a mature treed neighbourhood with a large 59-foot frontage. This 3+2 bed, 2 bath detached bungalow features bright oversized windows in the kitchen and living areas. The living room is enhanced with hardwood floors and crown moulding, while the gorgeous eat-in kitchen, updated in 2022, offers pot lights, stainless steel appliances, and plenty of space for family meals. The main level includes two bedrooms, both with walkouts to a private wooden deck. The basement finished with separate entrance leading to a full in-law suite complete with a kitchen, family room, 2-bedroom nanny split, and a four-piece bathroom, providing excellent space for extended family or rental potential. The private backyard is fully fenced and beautifully landscaped, featuring a large deck, gazebo, and multiple areas for outdoor dining and relaxation, all surrounded by mature greenery. Additional updates include shingles (2012), upstairs bathroom (2020), air conditioning (2022), electrical panel (2021), washer and dryer (approx. 2019), gas furnace (approx. 6 years old), gazebo (2021), and most windows (2011). With a double car garage and the rare combination of location, upgrades, and income potential, this home is a true gem in Clarington. Check out realtors link for additional virtual tours. (id:6289)



## Essential Information

|           |               |
|-----------|---------------|
| Listing # | E12443914     |
| Price     | \$799,900     |
| Bedrooms  | 5             |
| Bathrooms | 2.00          |
| Acres     | 0.00          |
| Type      | Single Family |
| Sub-Type  | Freehold      |
| Style     | Bungalow      |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 44 Brown Street          |
| Subdivision | Bowmanville              |
| City        | Clarington (bowmanville) |
| Province    | Ontario                  |
| Postal Code | L1C2R4                   |

## Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 4                       |
| Parking        | Attached Garage, Garage |
| # of Garages   | 2                       |

## Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher, Dryer, Water Heater, Two stoves, Washer, Window Coverings, Two Refrigerators |
| Heating      | Natural gas Forced air   |
| Cooling      | Central air conditioning   |
| Fireplace    | Yes  |
| # of Stories | 1  |
| Has Basement | Yes  |
| Basement     | Separate entrance  |

## Exterior

|                 |             |
|-----------------|-------------|
| Exterior        | Brick       |
| Lot Description | 59 x 113 FT |
| Foundation      | Concrete    |

## Listing Details

|                |   |
|----------------|---|
| Listing Office | KELLER WILLIAMS ENERGY LEPP GROUP REAL ESTATE |
|----------------|---|



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