

\$719,000 - 40 Landerville Lane, Clarington **(bowmanville)**

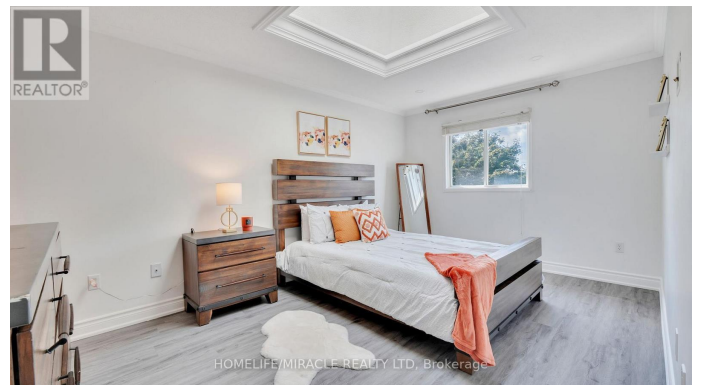
MLS® #E12449319

\$719,000

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

Bowmanville, Clarington (bowmanville),
Ontario

to this stunning freehold all-brick end-unit townhome, offering style, space, and convenience in one of Bowmanville's most sought-after family neighbourhoods. Thoughtfully maintained, this home is perfectly suited for first-time buyers or those looking to downsize. Featuring 3+1 bedrooms, 3 bathrooms, and a fully finished basement, it offers the perfect balance of comfort and functionality for modern family living. The main floor boasts a bright and spacious living & dining area with large windows, filling the home with natural light perfect for family meals and gatherings and a walkout to a huge deck overlooking green space. The generous kitchen with breakfast area provides plenty of room for your family. Upstairs, the primary bedroom impresses with a skylight, walk-in closet, and a private 4-piece ensuite. Two additional bedrooms are well-sized with ample closet space and large windows, ideal for families. The finished basement is a true highlight, offering a cozy recreation room with pot lights and an additional spacious bedroom with a window for brightness and safety. Outside, the fully fenced backyard delivers privacy and space perfect for entertaining, relaxing, or barbecuing. The private driveway accommodates two cars plus one in the garage. This ideal location is within walking distance of French, Montessori, public, and



Catholic schools, as well as beautiful parks and trails. Just minutes from downtown Bowmanville, the future South Bowmanville Rec Centre, Clarington Fields, shopping, restaurants, and all major amenities. Five minute drive to Highway 401 and walk to public transit makes commuting a breeze. Nearby, you'll also find healthcare, places of worship, grocery stores (Canadian & ethnic), banks, and more. This family-friendly townhome blends style, comfort, and convenience make this your home today!
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Essential Information

Listing #	E12449319
Price	\$719,000
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	40 Landerville Lane
Subdivision	Bowmanville
City	Clarington (bowmanville)
Province	Ontario
Postal Code	L1C4W8

Amenities

Amenities	Hospital, Park, Public Transit, Schools
Features	Irregular lot size, Carpet Free
Parking Spaces	3
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Blinds, Dishwasher, Dryer, Hood Fan, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick
Lot Description	19.8 x 111.2 FT
Foundation	Concrete

Listing Details

Listing Office HOMELIFE/MIRACLE REALTY LTD



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