

# \$825,000 - 46 Lownie Court, Clarington (bowmanville)

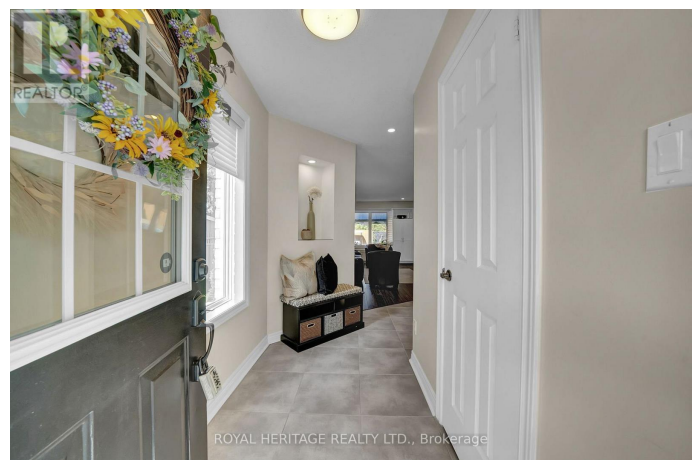
MLS® #E12468566

**\$825,000**

4 Bedroom, 4.00 Bathroom,  
Single Family on 0.00 Acres

Bowmanville, Clarington (bowmanville),  
Ontario

Welcome to 46 Lownie Crt! Beautifully updated 3+1 bdrm, 4-bath link home on a quiet, family-friendly court in desirable Bowmanville, backing onto Guildwood Park. This warm & stylish home offers comfort & functionality throughout. Main flr features a convenient 2-pc bath, cozy liv rm w/ built-ins & Calif shutters, & an inviting eat-in kit overlooking the serene backyard. Kit boasts quartz cntrs, farmhouse dbl sink, SS gas stove w/ dbl convection oven, & dbl patio drs leading to your private retreat. Upstairs offers 3 generous bdrms, incl a 2nd bdrm w/ gas FP & bright 4-pc bath. The spacious prim suite features a 4-pc ensuite w/ glass shower, dbl quartz vanity, & convenient in-suite laundry. Triple-pane windows in the prim bdrm & laundry enhance comfort & energy efficiency. Fin lower lvl offers a sep entrance through garage, kitchenette, & 3-pc bath, providing fantastic flexibility - ideal for in-laws, extended family, or guests. Also features a spacious rm currently used as a bdrm (no egress window) - perfect for guests, home office, or hobby space. Step outside to your own private oasis - gas-heated salt-water pool, salt-water hot tub, gazebo, & BBQ w/ gas line make this yard an entertainer's dream, backing onto the peaceful greenery of Guildwood Park. Enjoy nearby Soper Creek trails, mins to parks, schools, shops, amenities, & easy 401 access. Move-in ready & filled w/ thoughtful updates - this home truly checks all the boxes! (id:6289)



## Essential Information

|            |               |
|------------|---------------|
| Listing #  | E12468566     |
| Price      | \$825,000     |
| Bedrooms   | 4             |
| Bathrooms  | 4.00          |
| Half Baths | 1             |
| Acres      | 0.00          |
| Type       | Single Family |
| Sub-Type   | Freehold      |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 46 Lownie Court          |
| Subdivision | Bowmanville              |
| City        | Clarington (bowmanville) |
| Province    | Ontario                  |
| Postal Code | L1C5C9                   |

## Amenities

|                |                                                       |
|----------------|-------------------------------------------------------|
| Amenities      | Hospital, Park, Schools, Public Transit, Fireplace(s) |
| Utilities      | Cable, Electricity, Sewer                             |
| Features       | Gazebo, In-Law Suite                                  |
| Parking Spaces | 3                                                     |
| Parking        | Attached Garage, Garage                               |
| # of Garages   | 2                                                     |
| Has Pool       | Yes                                                   |
| Pool           | Inground pool                                         |

## Interior

|                 |                                                                                                           |
|-----------------|-----------------------------------------------------------------------------------------------------------|
| Appliances      | Hot Tub, Oven - Built-In, Central Vacuum, Dishwasher, Dryer, Microwave, Oven, Stove, Washer, Refrigerator |
| Heating         | Natural gas Forced air                                                                                    |
| Cooling         | Central air conditioning                                                                                  |
| Fireplace       | Yes                                                                                                       |
| # of Fireplaces | 1                                                                                                         |
| # of Stories    | 2                                                                                                         |
| Has Basement    | Yes                                                                                                       |
| Basement        | Separate entrance                                                                                         |

## Exterior

|                 |                 |
|-----------------|-----------------|
| Exterior        | Brick           |
| Lot Description | 29.5 x 108.8 FT |
| Foundation      | Poured Concrete |

## Listing Details

Listing Office ROYAL HERITAGE REALTY LTD.



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