



**30 Page Pl** **List: \$699,900 For: Sale**  
**Clarington Ontario L1E 2E8**  
 Clarington Courtice Durham  
**SPIS:** No **Taxes:** \$4,573/2025 **DOM: 0**  
**Att/Row/Twnhouse** **Front On:** N **Rms:** 5 + 1  
**Link:** **Acres:** **Bedrooms:** 2  
 Bungalow **Washrooms:** 3  
 1x3xMain, 1x2xMain, 1x4xUpper  
**Lot:** 22.97 x 106.62 Feet Irreg:  
**Dir/Cross St:** Trulls Rd & George Reynolds Dr  
**Directions:** Trulls Rd & Daisyfield Ave

**MLS#:** E13145792 **PIN#:** 267040768  
**Possession Remarks:** 30-60 Days  
**Legal:** PLAN 40M2528 PT BLK 59 RP 40R28750 PART 3  
**Broker Open House:** Saturday, May 23 2026 2:00 PM - 4:00 PM **Opn Hse Note:**  
 Sat. & Sun. May 23rd & 24th. 2pm-4pm

**Kitchens:** 1  
**Fam Rm:** N  
**Basement:** Full / Unfinished  
**Fireplace/Stv:** Y  
**Heat:** Forced Air / Gas  
**A/C:** Central Air  
**Central Vac:** No  
**Apx Age:**  
**Year Built:** 2015  
**Yr Built Source:** MPAC  
**Apx Sqft:** 1100-1500  
**Lot Size Source:** MPAC  
**Roof:** Asphalt Shingle  
**Foundation:** Poured Concrete, Concrete  
**Assessment:** 2025  
**POTL:**  
**POTL Mo Fee:**  
**Elevator/Lift:**  
**Laundry Lev:** Lower  
**Phys Hdcap-Eqp:**

**Exterior:** Brick / Stone  
**Gar/Gar Spcs:** Attached / 1  
**Drive:** Private Double, Tandem  
**Drive Park Spcs:** 2  
**Tot Prk Spcs:** 3  
**UFFI:**  
**Pool:** None  
**Energy Cert:**  
**Cert Level:**  
**GreenPIS:**  
**Prop Feat:** Cul De Sac, Fenced Yard, Fireplace/Stove, Grnbelt/Conserv, Park  
**Exterior Feat:** Deck, Landscaped, Porch  
**Interior Feat:** Auto Garage Door Remote, Guest Accommodations, Primary Bedroom - Main Floor

**Zoning:**  
**Cable TV:**  
**Hydro:**  
**Gas:**  
**Phone:**  
**Water:** Municipal  
**Water Supply Type:**  
**Sewer:** Sewers  
**Spec Desig:** Unknown  
**Farm/Agr:**  
**Waterfront:**  
**Retirement:**  
**HST Applicable to:** Included In  
**Sale Price:**  
**Oth Struct:** Fence - Full, Garden Shed  
**Survey Type:** None

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	10.53	x 10.43	Stainless Steel Appl Tile Floor Breakfast Bar
2	Dining	Main	10.93	x 6.1	Hardwood Floor Combined W/Living
3	Living	Main	14.17	x 10.93	Hardwood Floor Gas Fireplace W/O To Deck
4	Prim Bdrm	Main	16.77	x 10.93	3 Pc Ensuite W/I Closet Large Window
5	Loft	Upper	21.46	x 16.93	4 Pc Bath Vaulted Ceiling W/I Closet
6	Rec	Bsmt	44.16	x 22.34	Unfinished Combined W/Laundry

**Client Remks:** RARE BUNGALOF-STYLE TOWNHOME IN COURTY. A Layout Buyers Are Constantly Searching For. Offering The Convenience Of Main Floor Living With The Added Flexibility Of A Unique Upper Loft Space. Bright And Functional Open-Concept Main Floor Featuring A Spacious Kitchen With Stainless Steel Appliances Overlooking The Living And Dining Area, All Filled With Warm Natural Light From The Backyard. The Main Floor Also Includes A Convenient 2-Piece Guest Bathroom And A Spacious Primary Bedroom Complete With A Walk-In Closet And Updated 3-Piece Ensuite With Walk-In Shower. Upstairs, The Versatile Loft Level Offers The Perfect Setup For Guests, Extended Family, A Home Office, Or Additional Living Space, Featuring A Bedroom, Walk-In Closet, Full 4-Piece Bathroom And An Open Loft Area Highlighted By Soaring Ceilings And An Oversized Architectural Window. Step Outside To A Private, Low-Maintenance Backyard With A Deck, Pergola And Shed. The Perfect Space To Relax And Enjoy. Complete With A Single-Car Garage, Private Tandem Driveway, No Sidewalk To Shovel And Located Close To Parks, Shopping, Restaurants And Quick 401 Access. This Is Easy Courtice Living In A Rarely Offered Layout.  
**Inclusions:** All Electrical Light Fixtures. All Window Coverings(Excluding Stagers), Stainless Steel Fridge, Stove, Over The Range Microwave & Dishwasher. Washer & Dryer, Garage Door Opener & Remote, Security System.

**Listing Contracted With:** CENTURY 21 LEADING EDGE REALTY INC. **Ph:** 416-686-1500

