

34 Hanna Dr, Clarington

Clarington, Bowmanville, Durham, Ontario L1C 5M4

Link 2-Storey

NEW

FOR SALE

\$799,900

TAXES

\$4,480.41 (2024)

E12126410

3

BEDS

3

BATHS

7+2

ROOMS

3

TOT PRK SPCS

1100-1500

SQFT

0

DOM



CLIENT REMARKS

Nestled on a quiet cul-de-sac at 34 Hanna Dr. in Bowmanville, this beautiful 3-bedroom, 3-bathroom family home offers the perfect blend of comfort and convenience. Step inside to discover an inviting open-concept main floor adorned with elegant hardwood floors. The spacious eat-in kitchen is a chef's delight, featuring stunning granite countertops and a bright breakfast area with a walk-out to a large, newer deck. Imagine summer days spent lounging by the newer above-ground pool an entertainer's dream! Enjoy peaceful evenings in your backyard oasis, complete with a charming gazebo and the added privacy of having no houses directly behind. This prime location is ideal for young families, with schools, parks, and trails just moments away. Commuting is a breeze with convenient access to transit. Don't miss the opportunity to make this wonderful house your new home! Recent updates: Roof shingles: August 2022, Triple Pane Glass Windows/Exterior Doors: May 2024, Above Ground Pool: July 2023

LISTING INFORMATION

PIN#	266500816	POSSESSION	TBA. 30/60 days
TAXES	\$4,480.41	REMARKS	
TAX YEAR	2024	ASSESSMENT	/ 2024
LEGAL DESCRIPTION	PT LT 6 PL 40M2202, PT 2 PL 40R23113 MUNICIPALITY OF CLARINGTON	SELLER PROPERTY INFO STATEMENT	N
STATUS	Available		

## PROPERTY INFORMATION

APPROX AGE	16-30	ROOMS	7+2
FRONTING ON	North	BEDROOMS	3
LOT SIZE	29.53 x 141.02 Feet	WASHROOMS	3
LOT SHAPE	Rectangular	KITCHENS	1
LOT SIZE SOURCE	GeoWarehouse	EXTERIOR	Brick Front, Vinyl Siding
ACRES	< .50	ROOF	Asphalt Shingle
SQUARE FEET	1100-1500	FOUNDATION	Concrete
DIR/CROSS ST	Longworth and Mearns	GARAGE TYPE	Attached
DRIVE	Private	GARAGE PARKING	1
PARKING/DRIVE	Private	SPACES	
PARKING DRIVE	2	OTHER STRUCTURES	Shed, Playground
SPACES		BASEMENT	Part Fin
TOTAL PARKING	3	UTILITIES-HYDRO	Y
SPACES		UTILITIES-CABLE	A
POOL	Abv Grnd	UTILITIES-	A
A/C	Central Air	TELEPHONE	
ZONING	Res	UTILITIES-GAS	Y
UNDER CONTRACT	Hot Water Heater	HEATING SOURCE	Gas
HST APPLICABLE TO	Not Subject to HST	HEATING TYPE	Forced Air
SALE PRICE		WATER	Municipal
LAUNDRY LEVEL	Lower	SEWERS	Sewers
AREA	Durham	AREA INFLUENCES	
MUNICIPALITY	Clarington		
COMMUNITY	Bowmanville		

## FEATURES

- ✔ Cul De Sac
- ✔ Fenced Yard
- ✔ Level
- ✔ Public Transit
- ✔ School

## SECURITY FEATURES

- ✔ Smoke Detector
- ✔ Carbon Monoxide Detectors

## WATERFRONT

WATERFRONTYN N

## EXTERIOR FEATURES

- ✔ Deck
- ✔ Porch

## INTERIOR FEATURES

- ✔ Auto Garage Door Remote

## SPECIAL DESIGNATIONS

- ✔ Unknown

ROOM INFO

ROOM	LEVEL	DIMENSIONS	NOTES
Living	Main	4.53 m x 3.21 m (14.86 ft x 10.53 ft)	Hardwood Floor, O/Looks Dining
Dining	Main	3.56 m x 3.03 m (11.68 ft x 9.94 ft)	Hardwood Floor
Kitchen	Main	3.2 m x 2.74 m (10.5 ft x 8.99 ft)	Granite Counter, B/I Dishwasher, Ceramic Floor
Breakfast	Main	2.34 m x 2.26 m (7.68 ft x 7.41 ft)	W/O To Deck, Sliding Doors, O/Looks Living
Prim Bdrm	2nd	6.12 m x 3.67 m (20.08 ft x 12.04 ft)	4 Pc Ensuite, W/I Closet, Laminate
2nd Br	2nd	3.83 m x 3.81 m (12.57 ft x 12.5 ft)	Broadloom, Closet
3rd Br	2nd	3.48 m x 3.1 m (11.42 ft x 10.17 ft)	Broadloom, Closet
Rec	Bsmt	8.3 m x 3.17 m (27.23 ft x 10.4 ft)	Pot Lights
Laundry	Bsmt	7.25 m x 3.63 m (23.79 ft x 11.91 ft)	Unfinished

WASHROOM INFO

# OF WASHROOMS	PIECES	LEVEL
2	4	2nd
1	2	Main

LISTING CONTRACTED WITH

ROYAL LEPAGE FRANK REAL ESTATE  
905-623-3393