

# 119 Roy Nichols Drive



**LOT SIZE:** 33.37 x 101.95 ft. Irregular lot (as per survey)

**BEDROOMS:** 4

**PARKING:** double car garage & 2 car parking

**TAXES:** \$5,805.10/2020

**BATHROOMS:** 1x5, 1x4, 1x2

**POSSESSION:** 60-90 days/TBA



**ROYAL LEPAGE** Signature Realty  
IND. OWNED & OPERATED BROKERAGE

*Karen*  
**MILLARTEAM** BROKER  
EXCEEDING YOUR EXPECTATIONS



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Prospective purchasers should satisfy themselves as the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based on sources which we believe are reliable, but for which we assume no responsibility.











## SPECIAL FEATURES

- Built in 2016
- Gas fireplace
- Main floor Family Room
- Second Level Laundry Room
- Loft style Den/Office
- Central air conditioning
- 100-amp service
- Roof with warranty and extra durable shingles

## EXTERIOR

- Two car parking
- Double car garage
  - punch pad entry
  - 2 garage door openers
  - built-in loft storage
  - wrap-around covered verandah
  - 220 volt outlet
  - two sully insulated garage doors
  - insulated garage

## BACKYARD

- Fenced yard with double & single gated entrances
- Vegetable garden

## FOYER

- Double coat closet
- Ceramic tile flooring

## LIVING ROOM

- Open concept
- Nine-foot ceilings
- Hardwood flooring
- Two decorative columns

## DINING ROOM

- Formal
- Nine-foot ceilings
- Coffered ceiling
- Hardwood flooring
- Two decorative columns

## FAMILY ROOM

- Open concept
- Nine-foot ceiling
- Gas fireplace
- Hardwood flooring
- Pot lights
- Large picture window
- Overlooks back garden

## KITCHEN

- Corian countertops
- Brushed marble backsplash
- Sliding pot drawers
- Sliding refuse drawer
- Ceramic tile flooring
- Built-in stove vent
- KitchenAid built-in cooktop
- KitchenAid stainless-steel temperature controlled bottom mount fridge
- KitchenAid built-in stainless-steel double ovens with convection

## ISLAND

- Overlooks Breakfast Nook & back garden
- Corian countertop
- Stainless-steel inlay double sink
- Breakfast bar
- KitchenAid stainless-steel built-in dishwasher

## BREAKFAST ROOM

- Open concept
- Overlooks Family Room
- Sliding door walk-out to back garden
- Ceramic tile flooring
- Custom built-in corner pantry with glass accents cabinet doors

## SECOND LEVEL

- Chandelier
- Built-in bench seating
- Broadloom
- Linen closet

## PRIMARY BEDROOM

- Broadloom
- Overlooks back garden
- Walk-in closet
- Custom blinds with dual blackout & privacy settings

## 5 PIECE ENSUITE BATHROOM

- Ceramic tile flooring
- Custom vanity with 2 inlay sinks, marble countertop & built-in storage
- Wash closet
- Walk-in glass door shower
- Large soaker tub
- Custom blinds with dual blackout & privacy settings

## LAUNDRY ROOM

- Stainless-steel front-loading washer & dryer
- Built-in shelving
- Ceramic tile flooring

## BEDROOM

- Double closet with built-in organizers
- Broadloom

## 4 PIECE SEMI-ENSUITE BATHROOM

- Porcelain flooring
- Vanity with marble countertop & storage

## BEDROOM

- Broadloom
- Overlooks front garden
- Double closet
- Three sun-filled windows
- Floor-to-ceiling, wall-to-wall chalk accent wall

## DEN/OFFICE

- Open concept
- Broadloom
- Double sided views

## BEDROOM

- Broadloom
- Overlooks side garden
- Double closet

## LOWER LEVEL

## 2 PIECE POWDER ROOM

- Porcelain flooring
- Built-in mirrored storage

## RECREATION ROOM/UTILITY ROOM

- Unspoiled
- Roughed in 3 Piece Bathroom
- Storage under stairs
- Above-ground windows

## IN YOUR NEIGHBOURHOOD

- Steps to Rosswell Park
- Easy access to Highway 401
- Future Courtice GO Station at Townline Road South
- Courtice Public Library and/or Clarington Library-Bowmanville Branch
- Courtice Community Complex
  - 2950 Courtice Road North
- South Courtice Arena
  - 1595 Prestonvale Road
- Darlington Sport Centre
  - 2276 Taunton Road
- Alan Strike Aquatic & Squash Centre
  - 49 Liberty Street North
- Bowmanville Indoor Soccer Centre
  - 2375 Baseline Road

## SCHOOLS IN YOUR NEIGHBOURHOOD

JK-6  
Dr. G.J. MacGillivray P.S.  
75 Meadowglade Rd.  
(905) 436-2054

7-8  
Courtice Intermediate  
1717 Nash Rd.  
(905) 436-2074 x 350

## FRENCH IMMERSION SCHOOLS

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9-12  
Courtice Secondary School  
1717 Nash Rd.  
(905)436-2074