

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





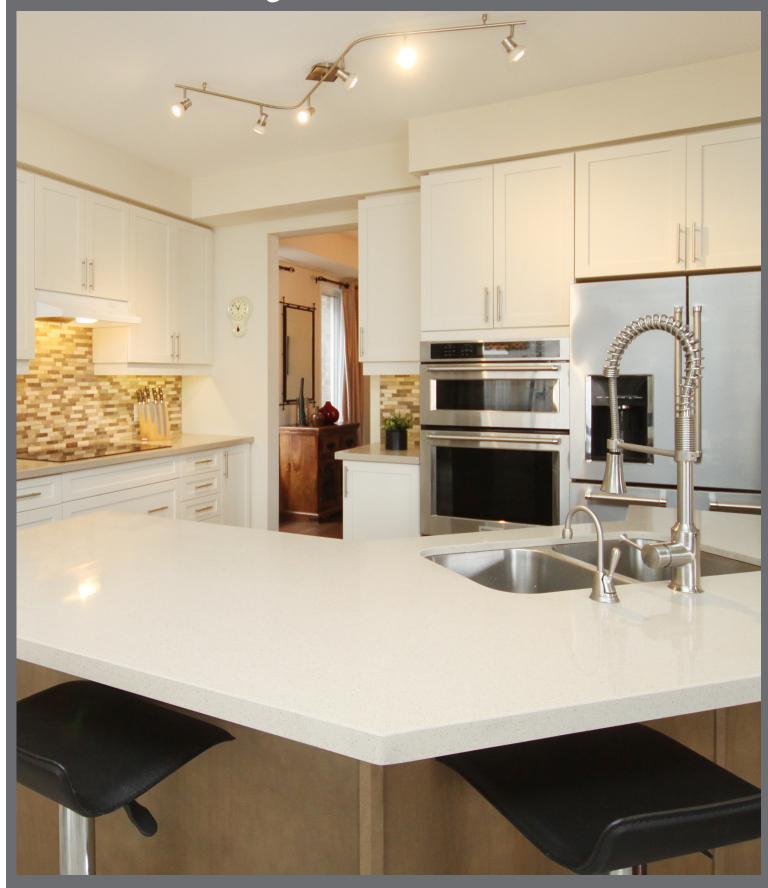






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119 Roy Nichols Drive





















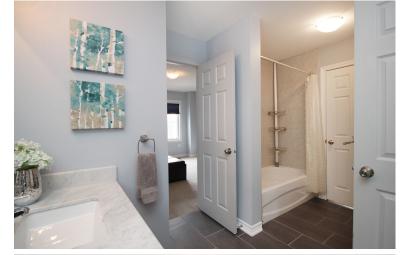




















SPECIAL FEATURES

- 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 Centre2276 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

JK-6

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7-8

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