

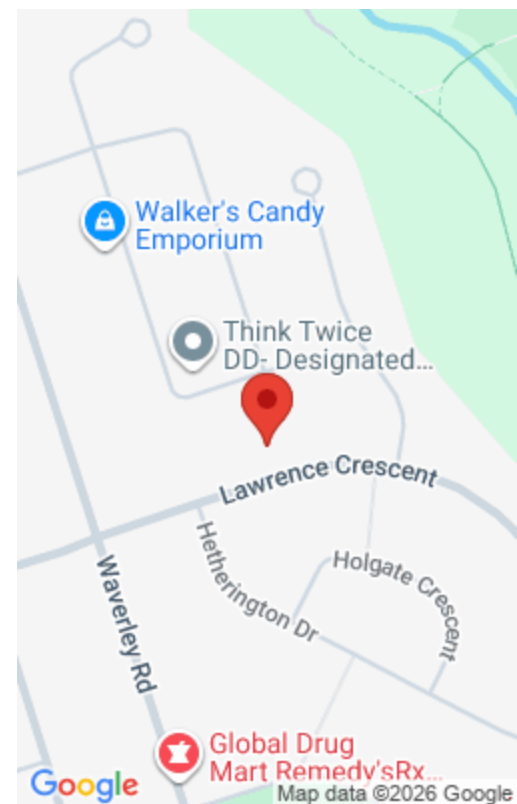
## 20 LAWRENCE CRESCENT, CLARINGTON, ON L1C 1J4, CANADA

<https://www.gtarealestates.com>

Updated Legal Duplex With Vacant Possession Two Kitchens, Two Laundries, Two Full Baths. Family-friendly Bowmanville! This spacious 2+2 bedroom, 4-level backsplitted semi offers two self-contained units, each with its own kitchen, laundry, full bath, and bright living space. Ideal for investors, multigenerational families, or buyers wanting to live in one unit and rent the other....

**\$849,900**

- 4 beds
- 2 baths
- Single Family
- Single Family
- 1100 - 1500 sq ft



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## Rooms & Units Descr



**RoomType1:** Bedroom  
**RoomLength1:** 3.6  
**RoomDimensions1:** 3.6 m X 4.08 m  
**RoomLevel2:** Second level  
**RoomWidth2:** 4.07  
**RoomType3:** Laundry room  
**RoomLength3:** 2.88  
**RoomDimensions3:** 2.88 m X 1.45 m  
**RoomLevel4:** Lower level  
**RoomWidth4:** 1.51  
**RoomType5:** Other  
**RoomLength5:** 5.52  
**RoomDimensions5:** 5.52 m X 4.84 m  
**RoomLevel6:** Lower level  
**RoomWidth6:** 3.18  
**RoomType7:** Living room  
**RoomLength7:** 3.92  
**RoomDimensions7:** 3.92 m X 1.97 m  
**RoomLevel8:** Lower level  
**RoomWidth8:** 2.47  
**RoomType9:** Living room  
**RoomLength9:** 4.25  
**RoomDimensions9:** 4.25 m X 3.42 m  
**RoomLevel10:** Main level  
**RoomWidth10:** 0.83  
**RoomType11:** Bathroom  
**RoomLength11:** 3.09  
**RoomDimensions11:** 3.09 m X 1.53 m  
**RoomLevel12:** Main level  
**RoomWidth12:** 1.95  
**RoomType13:** Kitchen  
**RoomLength13:** 5.06  
**RoomDimensions13:** 5.06 m X 2.42 m  
**RoomLevel14:** Ground level  
**RoomWidth14:** 4.88  
**RoomType15:** Bedroom  
**RoomLength15:** 2.65  
**RoomDimensions15:** 2.65 m X 4.02 m

**RoomLevel1:** Second level  
**RoomWidth1:** 4.08  
**RoomType2:** Bedroom  
**RoomLength2:** 2.6  
**RoomDimensions2:** 2.6 m X 4.07 m  
**RoomLevel3:** Lower level  
**RoomWidth3:** 1.45  
**RoomType4:** Bathroom  
**RoomLength4:** 2.91  
**RoomDimensions4:** 2.91 m X 1.51 m  
**RoomLevel5:** Lower level  
**RoomWidth5:** 4.84  
**RoomType6:** Kitchen  
**RoomLength6:** 3.5  
**RoomDimensions6:** 3.5 m X 3.18 m  
**RoomLevel7:** Lower level  
**RoomWidth7:** 1.97  
**RoomType8:** Dining room  
**RoomLength8:** 3.18  
**RoomDimensions8:** 3.18 m X 2.47 m  
**RoomLevel9:** Main level  
**RoomWidth9:** 3.42  
**RoomType10:** Laundry room  
**RoomLength10:** 0.85  
**RoomDimensions10:** 0.85 m X 0.83 m  
**RoomLevel11:** Main level  
**RoomWidth11:** 1.53  
**RoomType12:** Dining room  
**RoomLength12:** 3.65  
**RoomDimensions12:** 3.65 m X 1.95 m  
**RoomLevel13:** Main level  
**RoomWidth13:** 2.42  
**RoomType14:** Bedroom  
**RoomLength14:** 4.6  
**RoomDimensions14:** 4.6 m X 4.88 m  
**RoomLevel15:** Ground level  
**RoomWidth15:** 4.02



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## Location Details

**City:** Clarington (Bowmanville)

**Province:** Ontario

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## Property Details

**SubdivisionName:** Bowmanville

**FrontageLength:** 37 ft

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## Property Features

**Flooring:** Hardwood

**HeatingFuel:** Natural gas

**Cooling:** Central air conditioning

**OpenParkingYN:** False

**AttachedGarageYN:** False

**PoolYN:** False

**WaterfrontYN:** False

**Heating:** Forced air

**CoolingYN:** True

**ParkingTotal:** 3

**GarageYN:** False

**CarportYN:** False

**ViewYN:** False

**Sewer:** Sanitary sewer

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## Courtesy of

**OfficeName:** HOMELIFE/CIMERMAN REAL ESTATE LIMITED **Office ID:** 50396

**ListAOR:** Toronto Regional Real Estate Board

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## Building Details

**ParkingTotal:** 3

**Sewer:** Sanitary sewer

**Heating:** Forced air



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## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** No

**CarportYN:** No

**CoolingYN:** Yes

**OpenParkingYN:** No

**GarageYN:** No

**PoolYN:** No

**Cooling:** Central air conditioning

