

44 HOOPER SQUARE

PROPERTY OVERVIEW

44 Hooper Square, Clarington, Ontario L1C 4X
ARN 181702006008034
PIN 266180182
Frontage 39.37'
Depth 114.85'
Structure Single Family Detached
Year Built 1997

Hot Water Tank \$21.29/m +hst
Heating Forced Air
Air Conditioning Central
Full Storeys 2
Bedrooms 3
Full Bathrooms 2
Garage Attached, 1997, 2
Parking 2 Garage
Pool In-ground, Fiberglass, Heater As-Is
(see Data Room)

Total Floor Area (sqft) 2,285
Total Floor Area Above Grade (sqft) 555 MPAC
First Floor Area (sqft) 730 MPAC
Second Floor Area (sqft) 825 MPAC
Basement Total Area (sqft) 730 MPAC
Basement Finished Area (sqft) 328 MPAC
Garage Area 480 MPAC

Legal Desc. PCL 132-1, SEC 40M1776; LT
132, PL 40M1776 (CLARINGTON), S/T LT817064
MUNICIPALITY OF CLARINGTON

INCLUSIONS

Pool supplies and equipment, including robot, pump, heater (wire harness damage - as-is) maintenance equipment and chemistry. Napoleon gas barbecue. White fridge in garage Central vacuum and accessories (functioning, as-is). Shed. G B & E. Garage Door opener and remote. Washer and Dryer. Kitchen fridge, range, hood, dishwasher and built-in seating. Security cameras and doorbell, not TV or Monitoring services. Shelving in laundry room. All light fixtures and window coverings.

EXCLUSIONS

Small bar fridge in basement, TVs, mounts will be left unless otherwise instructed. Any stager's possessions.

OFFER DIRECTIONS

Anytime

IMPROVEMENTS

2024 Pool pump
2024 Garage door stripping replaced
2022 Driveway sealed
2018 Pool repair skimmer line
2018 Front outdoor soffit lights
2018 Hardwood floors and stairs (second floor)
2017 Kitchen lighting pendant and pot lights
2017 Front room picture window
2017 2 back bedroom windows
2017 Upstairs main bathroom window
2017 Downstairs front power room window

2016 Artificial grass
2016 Industrial pool timer
2016 Basement powder room install
2016 Interlocking front walk way
2015 5 appliances
2015 Back deck
2015 Garage insulated
2014 Replaced furnace
2014 Patio doors replaced
2014 Kitchen window replaced

ROOM BY ROOM DETAIL

INTERIOR

MAIN FLOOR

2.441 M CEILING HEIGHT

FOYER

1.56 M X 1.97 M

- Tile floor
- Crown moldings
- Combines with main floor landing, full-size closet
- Space for a bench
- Entrance to basement
- Upstairs upstairs and Maple floor

POWDER ROOM

1.50 M X 1.78 M

- Elongated toilet
- Fan
- Vanity
- Tile floor.
- Large privacy window

KITCHEN

2.82 M X 4.75 M

- Large window over double sink
- Full-size three door Maytag fridge with ice and water
- Glass tile backsplash
- Pot lights
- Eden, built-in benches, two pendant lights, pass through to living space
- Full-size dishwasher
- Electric range
- Hood venting out
- Refresh cabinetry
- Microwave station
- Tile floor

DINING ROOM

3.74 M X 3 POINT 10 M

- Harry flooring
- Ceiling fan
- New patio door sliders to deck, built-in between glass blinds
- Crown moldings
- Pass-through

LIVING ROOM

3.76 M X 3.73 M

- Harvard flooring
- Full-size double window overlooking pool
- Crown moldings.
- Switch receptacle

SEOND LEVEL

CEILING HEIGHT, 2.280 M

LANDING

4.37 M X 2.83 M

- Overlook stairs
- Ceiling fan
- Oak railing, stairs, flooring
- Linen closet

PRIMARY BEDROOM 1

3.83 M X 4.91 M

- Oh hardwood
- Ceiling fan
- Full-size closet
- Double is facing Windows
- Crown moldings
- Full-size en suite washroom
- 2.84 m x 1.79 m
- Full-size window
- Ceiling fan
- Crown moldings
- Large vanity, mirror, lighting
- Elongated toilet
- Vinyl flooring
- Full-size tub and three wall surround with shower-head/handheld

FAMILY BATHROOM

3.79 M X 1.57 M

- Tile floor
- Elongated toilet
- Window
- One and a half size single vanity with mirror sconces and medicine cabinet
- Full-size tub with three-wall tile surround
- Fan

SOUTH BEDROOM 2

3.73 M X 3.22 M

- Hardwood flooring
- Wainscoting
- Full-size closet
- Ceiling fan
- Wet facing window
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NORTH BEDROOM 3

2.94 M X 3.21 M

- Hardwood flooring
- Ceiling fan
- West facing window
- Double closet with organizers
- Decorative plate-rail and built-in shelving

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LOWER LEVEL

CEILING HEIGHT 2.250 M

- Carpeted stairs
- Pot lights
- Fully finished
- Final flooring

POWDER ROOM

.732 M X 2.65 M

- Ceiling fan
- Elongated toilet
- Vanity, and mirror
- Tile floor
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FLEX ROOM

2.77 M X 3.65 M

- Open the rec room
- Entrance to laundry
- Pot lights
- Vinyl flooring
- Suitable as spare bedroom, fitness room, flexible, living space, den

LAUNDRY

2.76 M BY 3.68 M, IRREGULAR.

- Shelving included
- Full-size whirlpool, washer and dryer
- Laundry sink
- Unfinished
- Exposed pork concrete
- Utility shelving included
- Pork concrete flooring

RECREATION ROOM

6.32 M X 5.53 M, IRREGULAR

- Window
- Electrical panel, 100 A.
- Column
- Entrance to flex room

EXTERIOR

- Two-Tone brick
- Shutters
- Attic mansard vent
- Privacy and security gates
- Paver walkways and borders

GARAGE

5.36 M X 6.02 M

- Ceiling height, 2.68 m
- Built-in wood shelving
- Central vacuum
- Finished and sealed
- Updated insulated garage door and opener
- Fluorescent lighting
- Garage fridge
- Tire wall mount
- Direct entrance to foyer/kitchen