

*Welcome to*  
**2303 Maple Grove Rd.,**  
**Bowmanville**



**\$399,900**

Unique home on 3 private acres! Spacious 4 bedroom with 2 bedrooms on the main & 2 bedrooms on the upper level offering a master retreat! Upper level includes new broadloom ('08) & updated 4-piece bath. Oak kitchen overlooks family room with cathedral ceiling, wainscotting & bay window. Walkout to deck & hot tub. Separate living room with hardwood, crown mouldings & picture window. Rear laundry/mud room with access to outside & entrance to a separate in-law suite with kitchen/living room/4-piece bath/bedroom & laundry. Seller/Agent do not warrant retrofit. Geothermal heating system. Close to all amenities!



2303 Maple Grove Rd  
Bowmanville, Ontario  
L1C3K7 E17 270-39-R  
Taxes: \$5,165.73/2008

Detached Fronting On: E Rooms: 8+4  
Other Apx Age: Bedrooms: 4+1  
Lot: 98.6X1326 Feet Apx Sqft: Washrooms: 3  
Lot Irreg: 3 Acres Kitchens: 2  
Dir/Cross St: Hwy 2/Maple Grove

Fam Rm: Y Basement: Sep Entrance Exterior: Brick/Vinyl Siding Gar Type/Spcs: Attached/2  
Retirement: N Central Vac: No Lndry Lev: Main Waterfront: No  
Fireplace/Stv: N Heat: Grnd Srce/Heat Pump CAC: Y Drive: Private Parking Spaces: 6  
Prop Feat: Level

# Room	Level	Dimensions (ft)			
1 Kitchen	Ground	11.97 x 10.50	Cushion Floor	Ceramic Back Splash	O/Looks Family
2 Family	Ground	20.14 x 12.63	Hardwood Floor	Cathedral Ceiling	Wainscoting
3 Living	Ground	11.32 x 9.84	Hardwood Floor	Crown Moulding	Picture Window
4 2nd Br	Ground	23.46 x 9.94	Laminate		
5 3rd Br	Ground	12.89 x 8.86	Hardwood Floor	West View	
6 Master	2nd	20.34 x 12.47	W/I Closet	Broadloom	
7 4th Br	2nd	13.12 x 9.84	Broadloom	East View	South View
8 Rec	Bsmt	19.03 x 10.83	Broadloom		

Inclusions: water conditioner (component on wall called "H2Onics"), all electrical light fixtures, dishwasher, window blinds, TV tower/antennae/rotor, garage door opener, central air conditioning which is through ground source heat pump system, 2 sheds with one being 17' x 18' at rear of property plus a small type garden shed, security system, owned hot water tank.  
Exclusions: small corner family room "Hummer" shelf (gift).

NOT INTENDED TO SOLICIT PROPERTIES ALREADY LISTED NOR BUYERS SIGNED UNDER A BUYERS AGENCY AGREEMENT. ALL INFORMATION IS DEEMED TO BE ACCURATE BUT SHOULD NOT BE RELIED UPON WITHOUT VERIFICATION. E. & O.E.



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The Results Will Move You...

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