



332 Swindells St
Clarington Ontario L1C 5G9
 Clarington Bowmanville Durham
Taxes: \$3,808/2025
DOM: 0
SPIS: N
Last Status: NEW
Att/Row/Twnhouse
Link: 2-Storey
Irreg:
Dir/Cross St: Liberty/Swindells
Directions: Liberty/Swindells
Front On: N
Acre: 25.2 x 101.71 Feet
Rms: 6 + 2
Bedrooms: 3 + 1
Washrooms: 3
 1x4x2nd, 1x4xLower, 1x2xMain

MLS#: E12564434
Holdover: 90
PIN#: 266190830
Additional PIN#:
Legal: PT BLOCK 89, PL 40M2066, PT 8, 40R20931;
Sellers: Margie Ocampo
Possession: Flexible
ARN#: 181702006005421
Rmrks: 30/60/TBA
Occup: Owner
Contact After Exp: N

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Year Built: 2002 Year Built: MPAC Source: Apx Sqft: 1100-1500 Assessment: 2025 POTL: Elevator/Lift: Garage: Y Laundry Lev: Phys Hdcp-Eqp:	Exterior: Brick / Vinyl Siding Drive: Private Gar/Gar Pk Spcs: Attached / 1 Drive Pk Spcs: 2 Tot Pk Spcs: 3 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: HST Applicable to: Included In Sale Price: Interior Feat: Carpet Free Roof: Unknown Foundation: Unknown	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply Type: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Retirement: Oth Struct: Lot Size Source: MPAC Survey Type: None Phased in Tax: \$279,000
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	16.11	x 8.53	Ceramic Floor W/O To Yard
2	Living	Main	18.93	x 10.5	Pot Lights Laminate
3	Dining	Main	8.89	x 7.55	Pot Lights Laminate Combined W/Living
4	Prim Bdrm	2nd	16.11	x 11.91	Laminate Closet
5	2nd Br	2nd	11.55	x 8.2	Laminate Closet
6	3rd Br	2nd	11.55	x 7.58	Laminate Closet
7	4th Br	Lower	13.42	x 8.3	Ceramic Floor
8	Rec	Lower	15.45	x 7.94	Ceramic Floor

Client Remks: Beautiful freehold end-unit townhome located in a highly sought-after North Bowmanville neighbourhood, just steps from parks, schools, and local amenities. This bright and open main floor features a spacious living room, with new pot lights, an eat-in kitchen with ceramic floors, white cabinetry, and a cozy breakfast area with a walk-out to a fully fenced backyard showcasing a tumbled stone patio and armour stone landscaping. Upstairs offers a large primary bedroom with a walk-in closet and 4-piece semi-ensuite bath. The fully finished lower level adds valuable living space with a fourth bedroom, a recreation area, and a 3-piece bathroom featuring a large walk-in shower. Additional features include new stairs, flooring, pot lights, and freshly painted walls. This bright and cozy home is welcoming and ideal for a starter family or a residence with an in-law suite.

Extras:
Inclusions:
Exclusions:
Rental Items:
Showing Requirements: Lockbox
Brkage Remks: L/B for Easy Showing. Offers Nov 27, 2025. Pls register by 5pm. Seller Reserve the right to accept pre-emptive offer. Buyer Agents to verify all Measurement. E-mail offers to alex.macale@century21.ca with 24 hrs irrevocable. Seller works remotely! Pls. Attach schedule B on all offers. **In-Law Tenant in the basement with medical condition pls be respectful and courteous! *** 1.5% Reduction To Coop Broker Commission If Buyer Is Shown By Listing Brokerage & Then Brings Successfully Offer. ***
Offer Remks: Stove, Fridge, Washer/Dryer, all Electrical Light Fixtures

Lot Size Area: SquareFeet Sqft Other: Sqft Total Unfinished:	Sqft Below Grade Finished: Sqft Below Grade Source: Sqft Above Grade Finished: 1243
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Prepared By: ALEX MACALE, Salesperson
Phone: 416-298-6000
Printed On: 11/20/2025 6:52:19 PM

CENTURY 21 LEADING EDGE REALTY INC., BROKERAGE
1825 Markham Rd. Ste. 301, Toronto ON M1B4Z9

Sqft Above Grade Source: MPAC

CENTURY 21 LEADING EDGE REALTY INC. Ph: 416-298-6000 **Fax:** 416-298-6910

1825 Markham Rd. Ste. 301 Toronto M1B4Z9

ALEX MACALE, Salesperson **416-803-5021**

SANDRA QUIRAB-MACALE, Salesperson 647-830-3335 CENTURY 21 LEADING EDGE REALTY INC.

Contract Date: 11/20/2025

Condition:

Ad: Y

Expiry Date: 10/26/2026

Cond Expiry:

Escape:

Last Update: 11/20/2025

CB Comm: 2.5%

Original: \$649,900