



FOR SALE · \$1,150,000

40 CLIPPERS CRESCENT

4 BEDROOMS · 5 BATHROOMS · 1,500 TO 2,000 SQ FT · STOUFFVILLE



Tony Ka Sang Chau, Listing agent

Listed by HomeLife Broadway Realty Inc., Brokerage · Photography by [elevatedrealestate.ca](https://www.elevatedrealestate.ca)

Four bedrooms, four ensuites, and a south- facing view.

40 Clippers Crescent is a four-bedroom, five-bathroom townhouse in Stouffville, between 1,500 and 2,000 square feet, south facing with an unobstructed view.

Every bedroom has a private ensuite. The kitchen is open concept, with granite countertops, LED pot lights and a canopy range hood. Engineered hardwood, an upgraded oak staircase with steel pickets, and a tandem 2-car garage round it out.

Who it suits

Four bedrooms with four ensuites is a layout that works for more than one kind of household.

A GROWING FAMILY

Four bedrooms and nobody waits for a bathroom in the morning, because each bedroom has its own.

PARENTS AND GROWN KIDS UNDER ONE ROOF

Each bedroom with its own bathroom gives everyone their own space, with the open kitchen and living area to share.

TWO CARS, ONE GARAGE

The tandem 2-car garage keeps both vehicles inside, one behind the other.



4

BEDROOMS



5

BATHROOMS



1,500-2,000

SQUARE FEET



\$1,150,000

ASKING PRICE



4

BEDROOMS · EACH WITH A PRIVATE ENSUITE

South facing, with an unobstructed view.

The home faces south with an unobstructed view. The kitchen is open concept, finished with granite countertops, LED pot lights and a canopy range hood, with engineered hardwood and an upgraded oak staircase with steel pickets.

Each of the four bedrooms has its own private ensuite. With five bathrooms in all, and a tandem 2-car garage, it is built for a household that needs room.

The kitchen and living space

- Open-concept kitchen
- Granite countertops
- Canopy range hood
- LED pot lights in the kitchen
- Breakfast bar
- Engineered hardwood

The kitchen, the range and hood, the breakfast bar and the living room, clockwise from top left.



An upgraded oak staircase with steel pickets.



The living room and stairs; the oak staircase and the kitchen looking through to the living room at right.

Four bedrooms

- Four bedrooms
- A private ensuite for every bedroom
- Engineered hardwood

Four of the bedroom photos, clockwise from top left; the first shows the door to its ensuite.



Five bathrooms: an ensuite for every bedroom, and a powder room.



The primary ensuite; the soaker tub and a second ensuite at right.

Price, features and the facts.

\$1,150,000

ASKING PRICE · MLS® N12857542

INSIDE

- Granite countertops
- Kitchen LED pot lights
- Canopy range hood
- Engineered hardwood
- Upgraded oak staircase
- Steel pickets
- Open-concept kitchen

OUTSIDE

- South facing
- Unobstructed view
- Tandem 2-car garage

HOME

Townhouse

BEDROOMS

Four, each with a private ensuite

BATHROOMS

Five

SIZE

1,500 to 2,000 square feet

EXPOSURE

South facing, unobstructed view

PARKING

Tandem 2-car garage

MLS®

N12857542

LISTING BROKERAGE

HomeLife Broadway Realty Inc.

LISTING AGENT

Tony Ka Sang Chau



The front entrance; the rear garages.

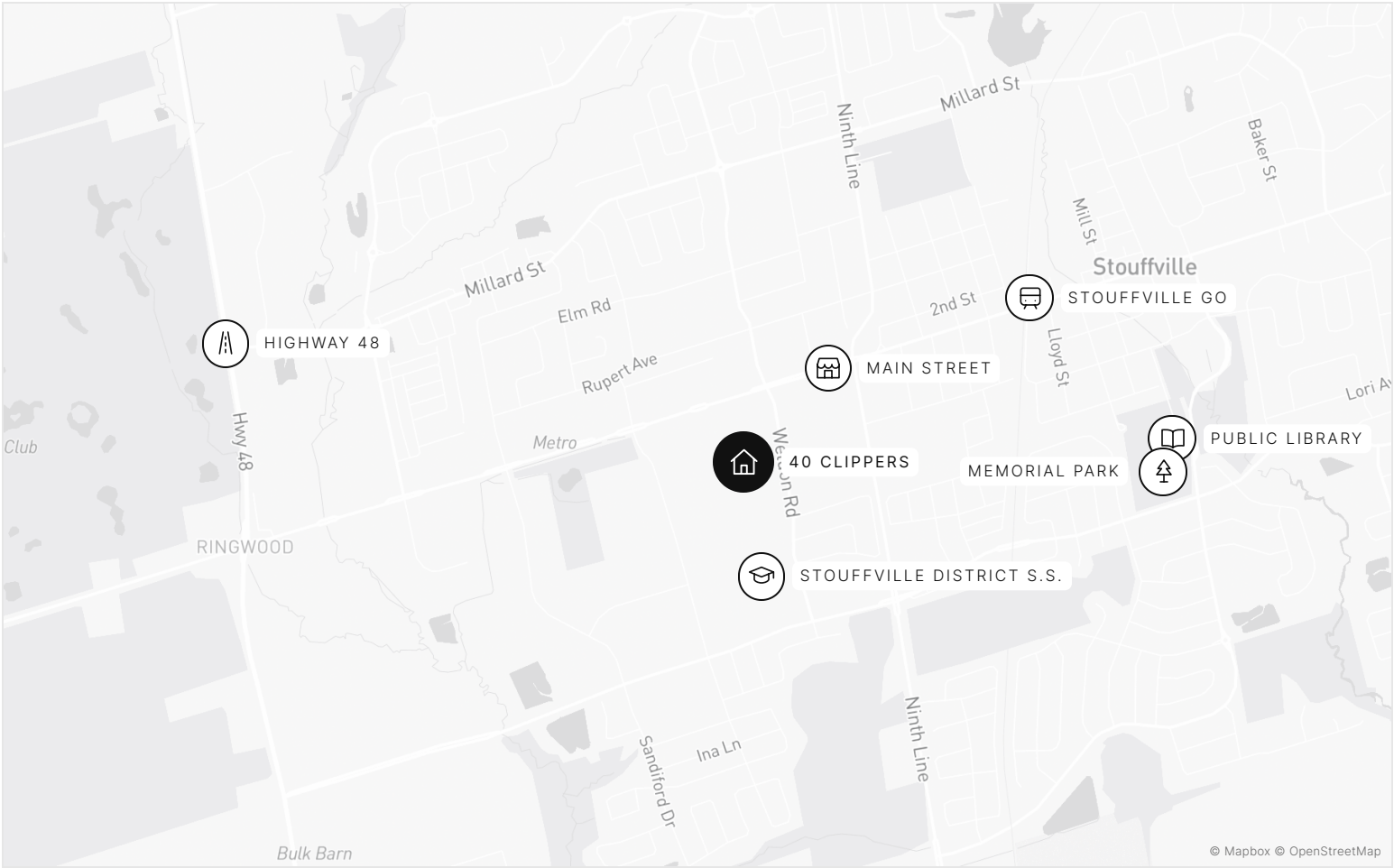
Stouffville, near Main Street.

40 Clippers Crescent is in Stouffville, in the Town of Whitchurch-Stouffville, York Region.

Measured in a straight line from the street, Main Street and Stouffville District Secondary School are under half a kilometre away, and the Stouffville GO station is about a kilometre.

NEARBY, STRAIGHT-LINE

Main Street	0.4 km
Stouffville District Secondary School	0.4 km
Stouffville GO Station	1.0 km
Memorial Park	1.3 km
Whitchurch-Stouffville Public Library	1.3 km
Highway 48	1.7 km



Home marker shows Clippers Crescent. Distances are straight-line and approximate.



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LISTING AGENT

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View the 360° tour
Scan, or click here

Full listing + all photos: elevatedrealestate.ca/40-clippers-cres
Viewings by appointment through the listing agent.