



For many people, buying or selling a home is part of something bigger. A move to retirement living. A downsizing decision. The settlement of a family estate.

When life changes, there can be a lot to manage. You don't need to know every step. **Just the first one.**

At Gordons Real Estate Brokerage, we help families, estate trustees, and professionals navigate life's major transitions with confidence. From real estate services to downsizing and estate settlement support, everything works together under one roof.

Since 1958, we've been the trusted partner people turn to when the details feel overwhelming. Our experienced realtors, project managers, downsizing specialists, and appraisers work together to ensure every project is managed professionally, efficiently, and with care.

Thank you for your interest in this property. If you have any questions, our team would be pleased to help.

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UNDER ONE ROOF.

PROPERTY INFORMATION

Welcome to 97 John Scott Crescent, a fantastic opportunity to own a well-maintained semi-detached family home in an established and sought-after neighbourhood.

Offering three spacious bedrooms, three bathrooms, a finished basement, and a functional split-entry design with access to both the upper and lower levels from the front foyer, this home provides comfortable living space for growing families, first-time buyers, or those looking to invest in their future.

The fully fenced backyard offers a safe and private outdoor space for children, pets, entertaining, or simply relaxing, while the finished basement adds valuable extra living space that can easily accommodate a recreation room, home office, gym, or guest area. With immediate possession available, you can move in and make it your own right away.

This home presents an excellent opportunity for buyers looking to add their own personal style and finishing touches. With solid bones, a practical layout, and plenty of potential, it's the perfect canvas to create a space that truly reflects your taste while building equity along the way.

Ideally located close to schools, parks, shopping, restaurants, recreation facilities, public transit, and everyday amenities, this family-friendly neighbourhood also offers quick access to Highway 401, making commuting both convenient and efficient. Whether you're starting out, growing your family, or searching for a home with outstanding potential in a great location, 97 John Scott Crescent is an opportunity you won't want to miss.

PROPERTY DETAILS

ADDRESS: 97 John Scott Court Clarington, On. L1C4L1

TYPE: Semi detached single family residential

LEGAL DESCRIPTION: PCL 8-3 SEC 10M813; PT LT 8 PL 10M813, (TOWN OF NEWCASTLE), PT 7, 10R3125 ; CLARINGTON

SQ. FT:	1,050 above grade, 1.050 below grade (MPAC)
BEDROOMS:	3 on second floor
BATHS:	3; 4 piece on main floor, 4 piece on top floor, 3 piece in basement.
LAUNDRY:	In basement.
BASEMENT:	Full, finished.
AGE:	37 Years (1989).
ELECTRICAL:	Breaker panel.
ROOF:	Asphalt shingles.
FOUNDATION:	Concrete block.
FLOORS:	Mixed.
CEILINGS:	Drywall, tiles.
WINDOWS:	Vinyl, wood.
EXTERIOR:	Brick, Vinyl siding.
INTERIOR:	Drywall.
PARKING:	Paved private driveway.
GARAGE:	None.
LOT SIZE:	20.71' x 110.70' (MPAC)
ZONING:	R1

PROPERTY DETAILS *continued*

TAXES:	\$3,877.00 (2025)
ROLL #:	181702004003734
PIN #:	266420155
HIGH SPEED INTERNET:	Available.
HEATING:	Forced air natural gas.
COOLING:	Central air conditioning.
RENTALS:	Hot water tank - \$40.87/mo. (Enercare).
WATER:	Municipal.
WASTE:	Municipal.
HOME INSPECTION:	Full version available at: www.gogordons.com
LOT DESCRIPTION:	Mature lot, fenced rear yard.
INCLUSIONS:	Fridge, stove, washer, dryer.
FIXTURES EXCLUDED:	None.
SUGGESTED DEPOSIT:	5% of sale price.
SUGGESTED CLOSING:	Immediate.



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