


# 159 Woolacott Ln, Bowmanville, ON, CA



## Property summary


 **1** Garages

 **4** Bedrooms

 **3** Bathrooms

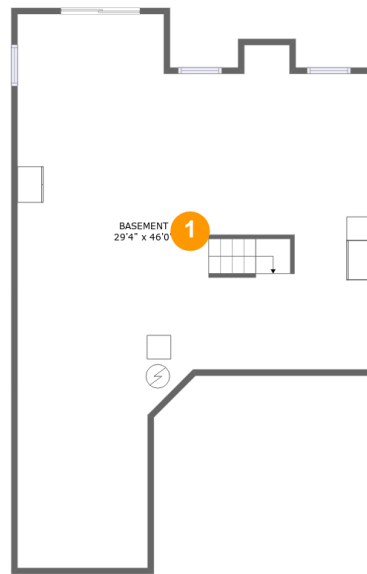
 **1** Half baths

 **3** Floors

 **2,404** Gross living area sqft

 **3,855** Total sqft

# 159 Woolacott Ln, Bowmanville, ON, CA



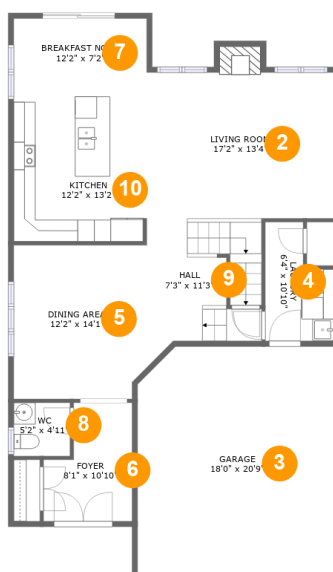
## Room dimensions

Floor 1

Total sqft: 1051

Living area: 0

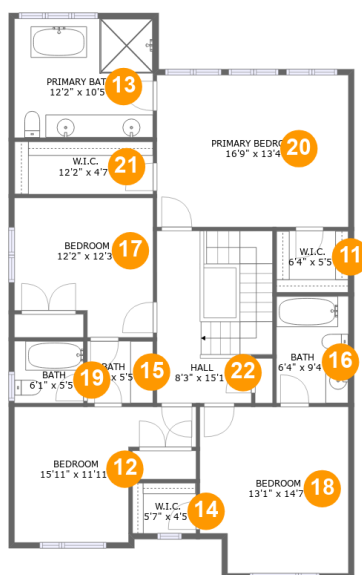
#		Dimensions	sqft	Counted as living area
1	Basement	29'4" x 46'0"	974 sq. ft	No

**159 Woolacott Ln, Bowmanville, ON, CA****Room dimensions**

Floor 2

Total sqft: 1440 Living area: 1040

#		Dimensions	sqft	Counted as living area
2	Living Room	17'2" x 13'4"	238 sq. ft	Yes
3	Garage	18'0" x 20'9"	367 sq. ft	No
4	Laundry	6'4" x 10'10"	56 sq. ft	Yes
5	Dining Area	12'2" x 14'1"	168 sq. ft	Yes
6	Foyer	8'1" x 10'10"	73 sq. ft	Yes
7	Breakfast Nook	12'2" x 7'2"	87 sq. ft	Yes
8	WC	5'2" x 4'11"	25 sq. ft	Yes
9	Hall	7'3" x 11'3"	96 sq. ft	Yes
10	Kitchen	12'2" x 13'2"	160 sq. ft	Yes

**159 Woolacott Ln, Bowmanville, ON, CA****Room dimensions**

Floor 3

Total sqft: 1364 Living area: 1364

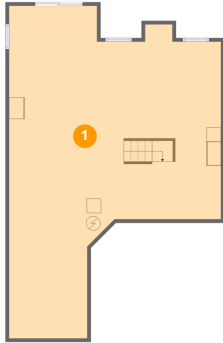
#		Dimensions	sqft	Counted as living area
11	W.I.C.	6'4" x 5'5"	34 sq. ft	Yes
12	Bedroom	15'11" x 11'11"	140 sq. ft	Yes
13	Primary Bath	12'2" x 10'5"	127 sq. ft	Yes
14	W.I.C.	5'7" x 4'5"	25 sq. ft	Yes
15	Bath	5'9" x 5'5"	31 sq. ft	Yes
16	Bath	6'4" x 9'4"	59 sq. ft	Yes
17	Bedroom	12'2" x 12'3"	134 sq. ft	Yes
18	Bedroom	13'1" x 14'7"	182 sq. ft	Yes
19	Bath	6'1" x 5'5"	33 sq. ft	Yes
20	Primary Bedroom	16'9" x 13'4"	224 sq. ft	Yes
21	W.I.C.	12'2" x 4'7"	56 sq. ft	Yes

# 159 Woolacott Ln, Bowmanville, ON, CA

#		Dimensions	sqft	Counted as living area
22	Hall	8'3" x 15'1"	146 sq. ft	Yes

# 159 Woolacott Ln, Bowmanville, ON, CA

## 1 Floor 1 - Basement



Dimensions: 29'4" x 46'0"  
Area: 974 sq. ft  
Counted as living area: No

Heated: Yes  
Finished: No  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

## 2 Floor 2 - Living Room



Dimensions: 17'2" x 13'4"  
Area: 238 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

# 159 Woolacott Ln, Bowmanville, ON, CA

## 3 Floor 2 - Garage



**Dimensions:** 18'0" x 20'9"  
**Area:** 367 sq. ft  
**Counted as living area:** No

**Heated:** No  
**Finished:** No  
**Enclosed:** Yes  
**Contiguous:** Yes  
**Permitted:** Yes  
**Wet space:** No  
**Addition:** No  
**Conversion:** No

## 4 Floor 2 - Laundry



**Dimensions:** 6'4" x 10'10"  
**Area:** 56 sq. ft  
**Counted as living area:** Yes

**Heated:** Yes  
**Finished:** Yes  
**Enclosed:** Yes  
**Contiguous:** Yes  
**Permitted:** Yes  
**Wet space:** No  
**Addition:** No  
**Conversion:** No

## 5 Floor 2 - Dining Area



**Dimensions:** 12'2" x 14'1"  
**Area:** 168 sq. ft  
**Counted as living area:** Yes

**Heated:** Yes  
**Finished:** Yes  
**Enclosed:** Yes  
**Contiguous:** Yes  
**Permitted:** Yes  
**Wet space:** No  
**Addition:** No  
**Conversion:** No

# 159 Woolacott Ln, Bowmanville, ON, CA

## 6 Floor 2 - Foyer



Dimensions: 8'1" x 10'10"  
Area: 73 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

## 7 Floor 2 - Breakfast Nook



Dimensions: 12'2" x 7'2"  
Area: 87 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

## 8 Floor 2 - WC



Dimensions: 5'2" x 4'11"  
Area: 25 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: Yes  
Addition: No  
Conversion: No



# 159 Woolacott Ln, Bowmanville, ON, CA

## 9 Floor 2 - Hall



Dimensions: 7'3" x 11'3"  
Area: 96 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

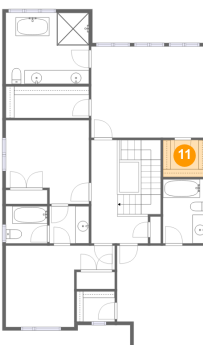
## 10 Floor 2 - Kitchen



Dimensions: 12'2" x 13'2"  
Area: 160 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

## 11 Floor 3 - W.I.C.

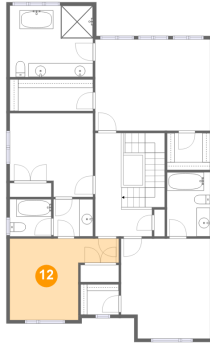


Dimensions: 6'4" x 5'5"  
Area: 34 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

# 159 Woolacott Ln, Bowmanville, ON, CA

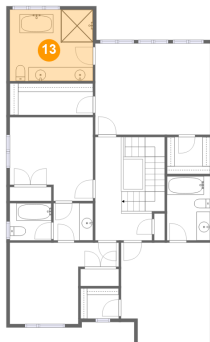
## 12 Floor 3 - Bedroom



**Dimensions:** 15'11" x 11'11"  
**Area:** 140 sq. ft  
**Counted as living area:** Yes

**Heated:** Yes  
**Finished:** Yes  
**Enclosed:** Yes  
**Contiguous:** Yes  
**Permitted:** Yes  
**Wet space:** No  
**Addition:** No  
**Conversion:** No

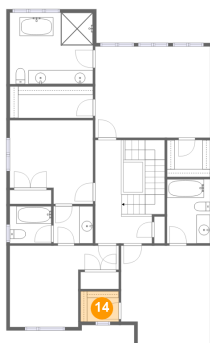
## 13 Floor 3 - Primary Bath



**Dimensions:** 12'2" x 10'5"  
**Area:** 127 sq. ft  
**Counted as living area:** Yes

**Heated:** Yes  
**Finished:** Yes  
**Enclosed:** Yes  
**Contiguous:** Yes  
**Permitted:** Yes  
**Wet space:** Yes  
**Addition:** No  
**Conversion:** No

## 14 Floor 3 - W.I.C.

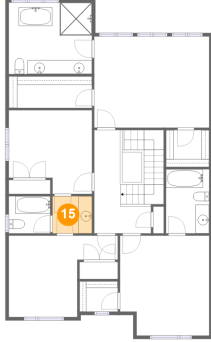


**Dimensions:** 5'7" x 4'5"  
**Area:** 25 sq. ft  
**Counted as living area:** Yes

**Heated:** Yes  
**Finished:** Yes  
**Enclosed:** Yes  
**Contiguous:** Yes  
**Permitted:** Yes  
**Wet space:** No  
**Addition:** No  
**Conversion:** No

# 159 Woolacott Ln, Bowmanville, ON, CA

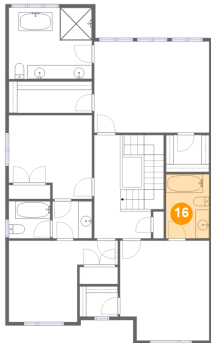
## 15 Floor 3 - Bath



Dimensions: 5'9" x 5'5"  
Area: 31 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: Yes  
Addition: No  
Conversion: No

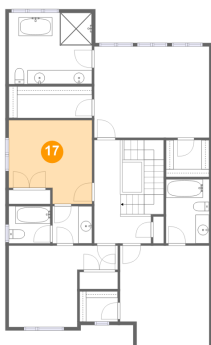
## 16 Floor 3 - Bath



Dimensions: 6'4" x 9'4"  
Area: 59 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: Yes  
Addition: No  
Conversion: No

## 17 Floor 3 - Bedroom

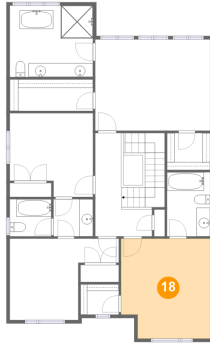


Dimensions: 12'2" x 12'3"  
Area: 134 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

# 159 Woolacott Ln, Bowmanville, ON, CA

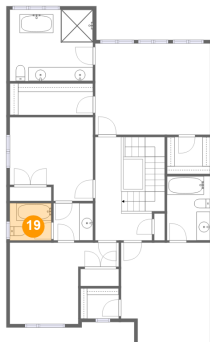
## 18 Floor 3 - Bedroom



**Dimensions:** 13'1" x 14'7"  
**Area:** 182 sq. ft  
**Counted as living area:** Yes

**Heated:** Yes  
**Finished:** Yes  
**Enclosed:** Yes  
**Contiguous:** Yes  
**Permitted:** Yes  
**Wet space:** No  
**Addition:** No  
**Conversion:** No

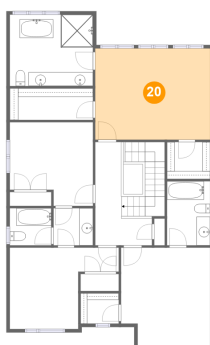
## 19 Floor 3 - Bath



**Dimensions:** 6'1" x 5'5"  
**Area:** 33 sq. ft  
**Counted as living area:** Yes

**Heated:** Yes  
**Finished:** Yes  
**Enclosed:** Yes  
**Contiguous:** Yes  
**Permitted:** Yes  
**Wet space:** Yes  
**Addition:** No  
**Conversion:** No

## 20 Floor 3 - Primary Bedroom

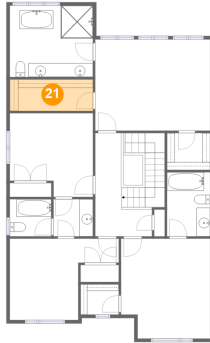


**Dimensions:** 16'9" x 13'4"  
**Area:** 224 sq. ft  
**Counted as living area:** Yes

**Heated:** Yes  
**Finished:** Yes  
**Enclosed:** Yes  
**Contiguous:** Yes  
**Permitted:** Yes  
**Wet space:** No  
**Addition:** No  
**Conversion:** No

# 159 Woolacott Ln, Bowmanville, ON, CA

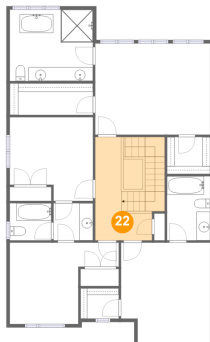
## 21 Floor 3 - W.I.C.



Dimensions: 12'2" x 4'7"  
Area: 56 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

## 22 Floor 3 - Hall



Dimensions: 8'3" x 15'1"  
Area: 146 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No