



CREILAND  
CONSULTANTS

**FOR SALE**



**3120 Taunton Road,  
Clarington, ON**



Google Streetview

*Creiland Consultants Realty Inc.,  
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## PROPERTY OVERVIEW

Ideally located in close proximity to Highway #407 interchange. This corner lot offers prime street frontage and exposure onto a major regional road. The property offers ingress/egress points along the north side of Taunton Road and the west side of Darlington Clarke Townline. Its strategic location near major routes ensures excellent accessibility. Moreover, its favorable topography, shape, and configuration suggest promising possible potential for development. The site is serviced by municipal hydro, well water and septic waste systems. The site includes two partially serviced concrete block industrial farm buildings, and a renovated 4 bedroom - home with 1.5 baths. Its finished basement offers an extra bedroom, half bathroom and additional living space.

<b>ADDRESS:</b>	3120 Taunton Road East, Clarington, ON
<b>POSSESSION:</b>	IMMEDIATE
<b>PRICE:</b>	\$1,950,000
<b>PROPERTY TAX (2024):</b>	\$8,000
<b>SITE AREA:</b>	9.111 AC
<b>NO. OF BEDROOMS</b>	4
<b>NO. OF BATHS</b>	1.5
<b>OCCUPANCY:</b>	VACANT
<b>GARAGE SPACE/TYPE:</b>	DETACHED GARAGE, ATTACHED GARAGE
<b>PIN #:</b>	267210075



Property Type

Land



Property Intersection

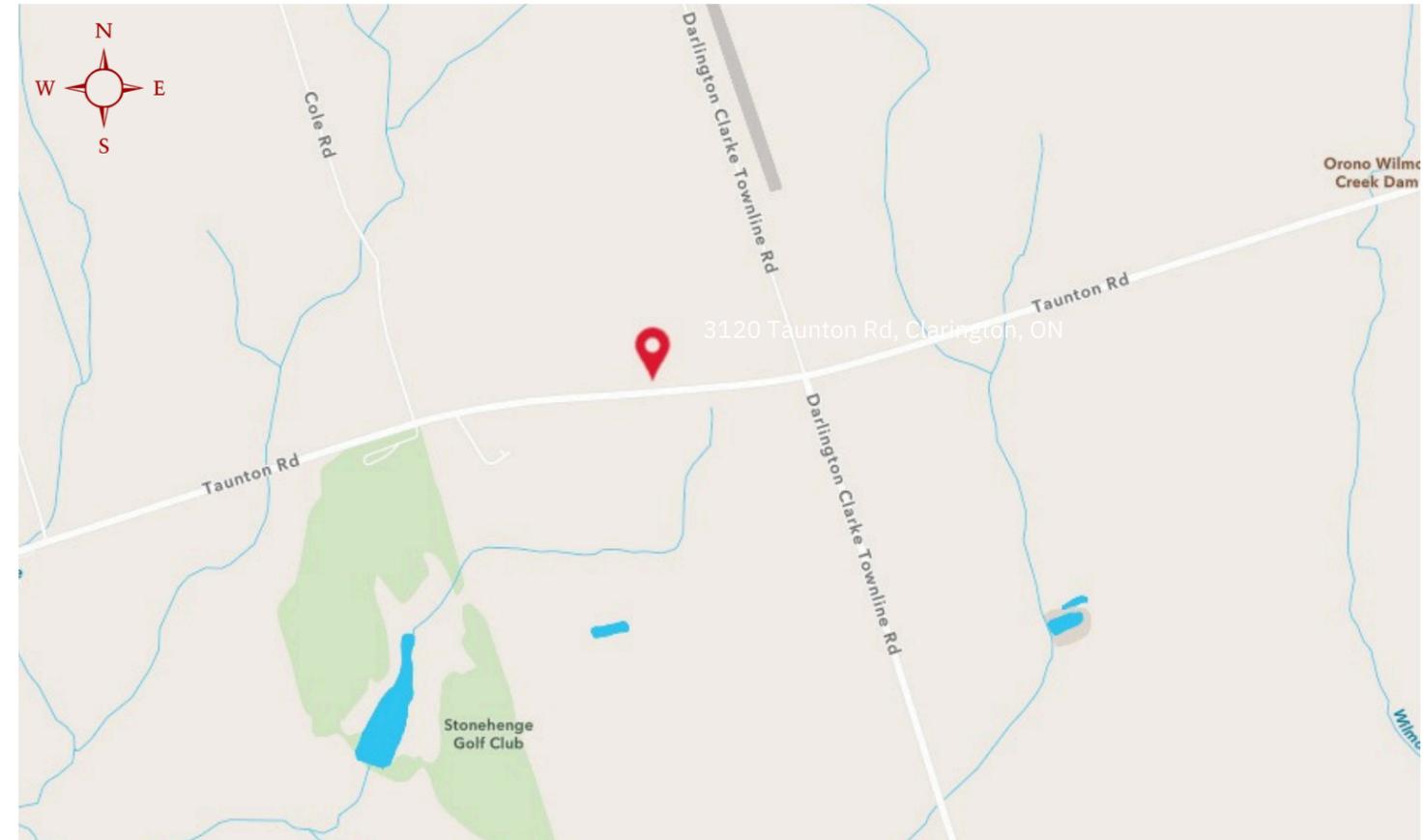
Taunton Rd & Darlington  
Clarke Townline



Zoning

Prime Agricultural Area (A-1)

## LOCATION



## SITE AREA



## ZONING MAP

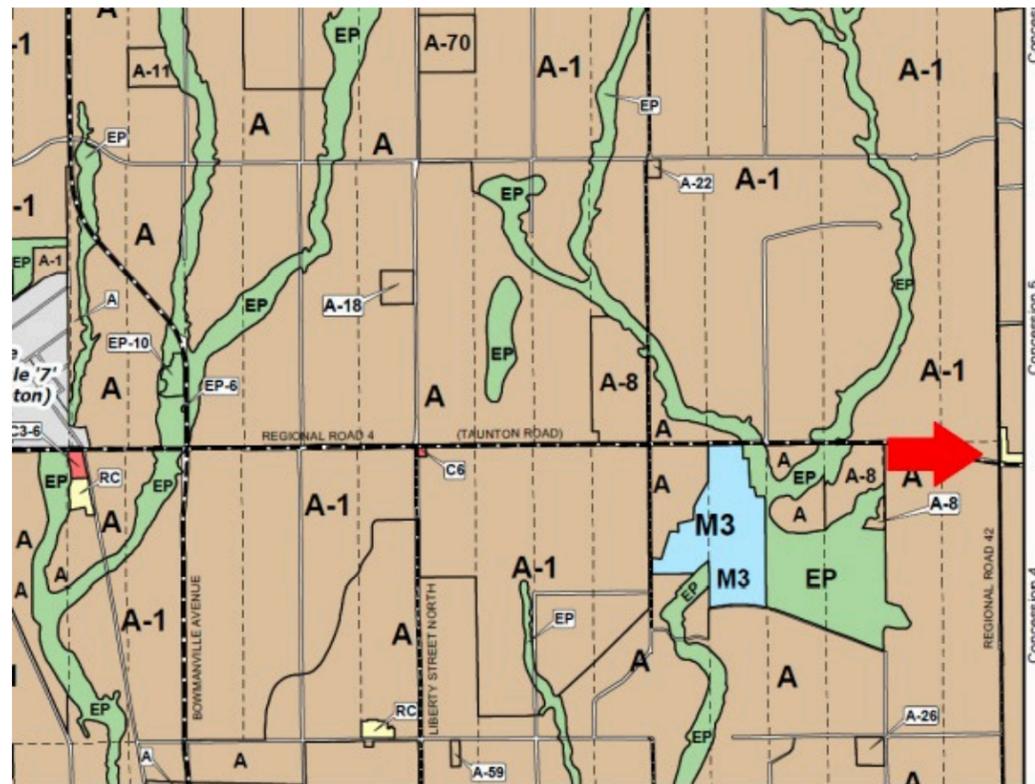
According to the Municipality of Clarington zoning bylaw 84-63, the property is currently classified **A-1 (Agricultural Zone)**.

### a. Residential Uses

- i) 1 single detached dwelling;
- ii) 1 additional single detached dwelling provided that such dwelling is used by persons employed on the lot, and provided that the lot is not less than 20 hectares in area;
- iii) A converted dwelling containing no more than two (2) units and occupied by persons employed on the same lot or members of the owner's immediate household; and
- iv) A home occupation use in accordance with the provisions of Section 3.11.

### b. Non-Residential Uses

- i) Cemeteries and places of worship which existed prior to the date of passing of this By-law;
- ii) Conservation and forestry;
- iii) A farm;
- iv) A wayside pit or quarry in accordance with the provisions of The Pits and Quarries Control Act, as amended.



## AMENITIES MAP



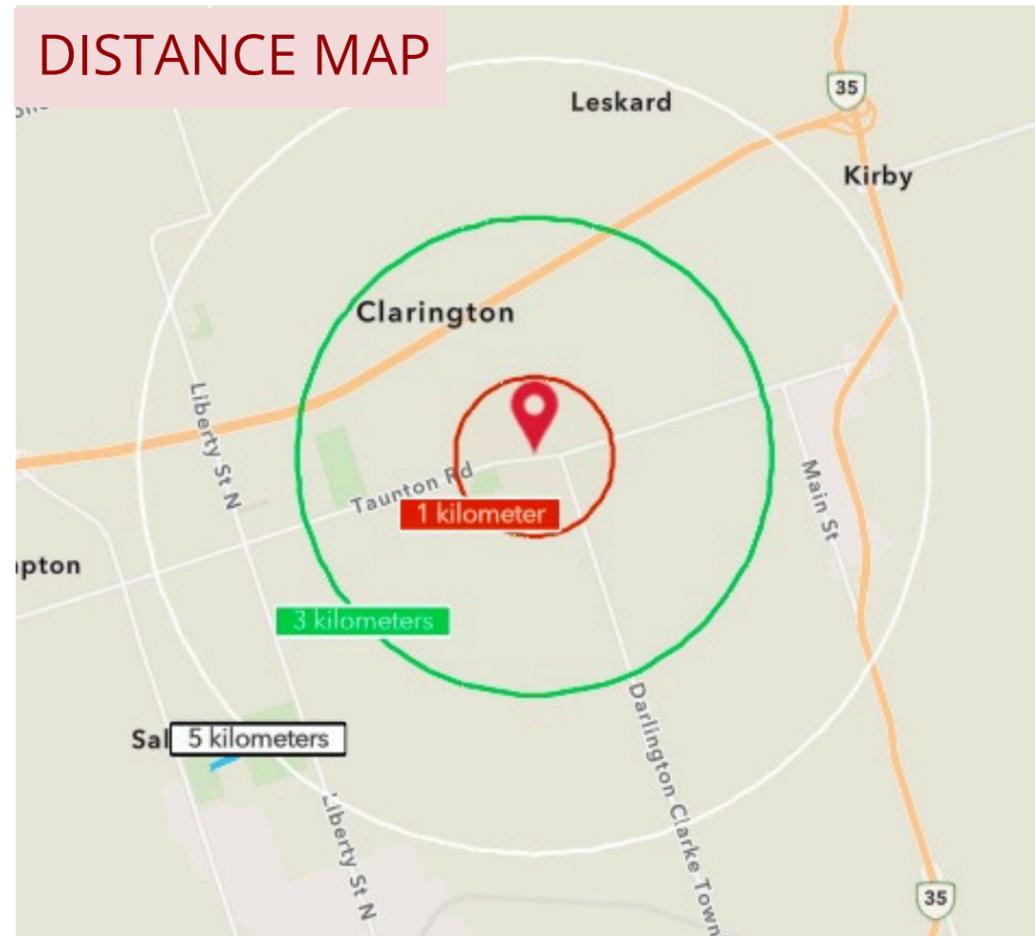
# PROPERTY PHOTOS



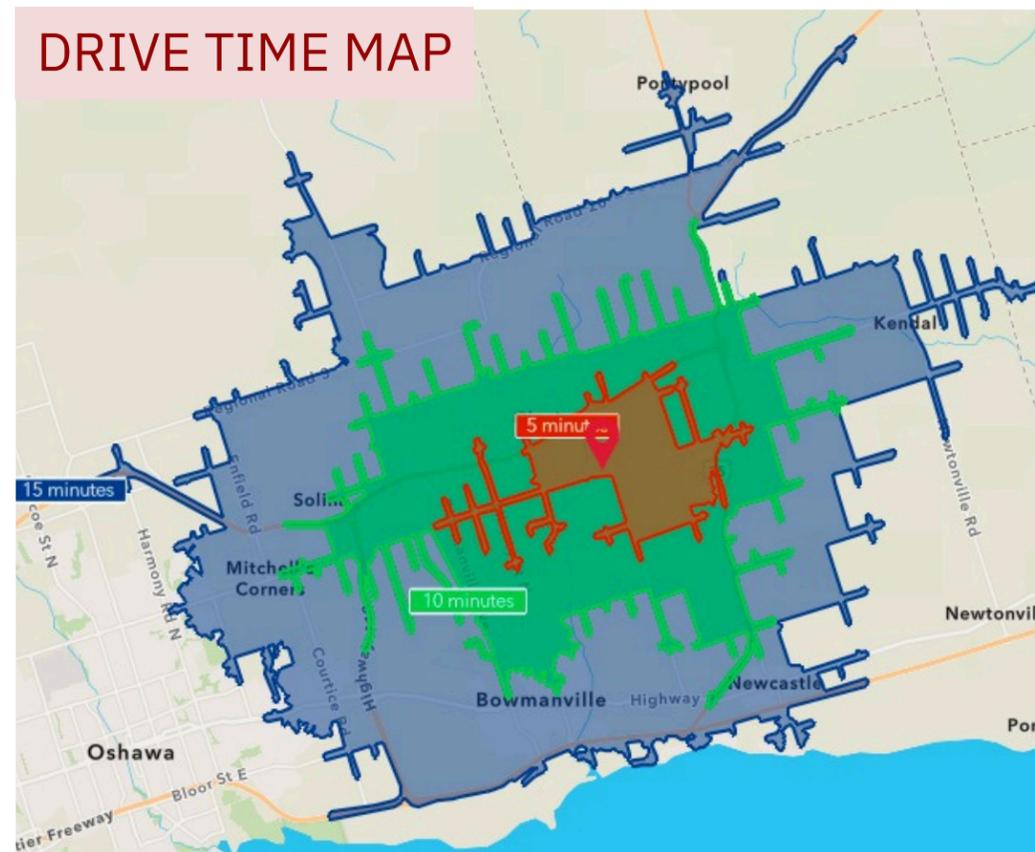
# PROPERTY PHOTOS



## DISTANCE MAP



## DRIVE TIME MAP



[See Drive Time Stat Sheet Here](#)

## DEMOGRAPHICS

The population at 3120 Taunton Rd., Clarington within a 5 km radius is 4,151. The median age for this population is 41.6. The number of households in this area is estimated at 1,422 within a 5 km area. The average household income is estimated to be CA\$141,040 within a 5 km radius.

Summary	1 Kilometer	3 Kilometers	5 Kilometers
2018 Total Population	137	383	3,692
2023 Total Population	148	418	4,151
2028 Total Population	170	497	4,596
2018-2028 Annual Rate	2.81%	3.52%	2.06%
2018 Households	42	121	1,334
2018 Average Household Size	3.3	3.2	2.8
2023 Households	44	126	1,422
2023 Average Household Size	3.4	3.3	2.9
2028 Households	51	149	1,555
2028 Average Household Size	3.3	3.3	3.0
2023-2028 Annual Rate	3.00%	3.41%	1.80%
2018 Families	42	115	1,139
2018 Average Family Size	2.9	2.9	2.9
2023 Families	44	120	1,229
2023 Average Family Size	2.8	2.9	2.9
2028 Families	44	127	1,313
2028 Average Family Size	3.2	3.2	2.9
2023-2028 Annual Rate	0.00%	1.14%	1.33%
<b>2018 Dwellings</b>	<b>42</b>	<b>121</b>	<b>1,334</b>
Owned Dwellings	36	97	1,150
Rented Dwellings	7	25	184
Band Housing	0	0	0
<b>2023 Dwellings</b>	<b>44</b>	<b>126</b>	<b>1,422</b>
Owned Dwellings	37	100	1,199
Rented Dwellings	7	26	223
Band Housing	0	0	0
<b>2028 Dwellings</b>	<b>51</b>	<b>149</b>	<b>1,555</b>
Owned Dwellings	42	114	1,288
Rented Dwellings	9	36	266
Band Housing	0	0	0
<b>Average Household Income</b>			
2018	CA\$ 143,099	CA\$ 135,826	CA\$ 118,674
2023	CA\$ 164,516	CA\$ 155,232	CA\$ 141,040
2028	CA\$ 190,224	CA\$ 180,244	CA\$ 164,794
<b>Per Capita Income</b>			
2018	CA\$ 43,870	CA\$ 42,911	CA\$ 42,880
2023	CA\$ 48,910	CA\$ 46,792	CA\$ 48,316
2028	CA\$ 57,067	CA\$ 54,037	CA\$ 55,756
<b>Median Age</b>			
2018	46.7	46.9	44.6
2023	44.7	44.2	41.6
2028	41.9	40.8	40.4



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\*Sales Representative \*\*Broker