



# LISA HARTSINK BROKER

COMPASSION LED REALTY TEAM



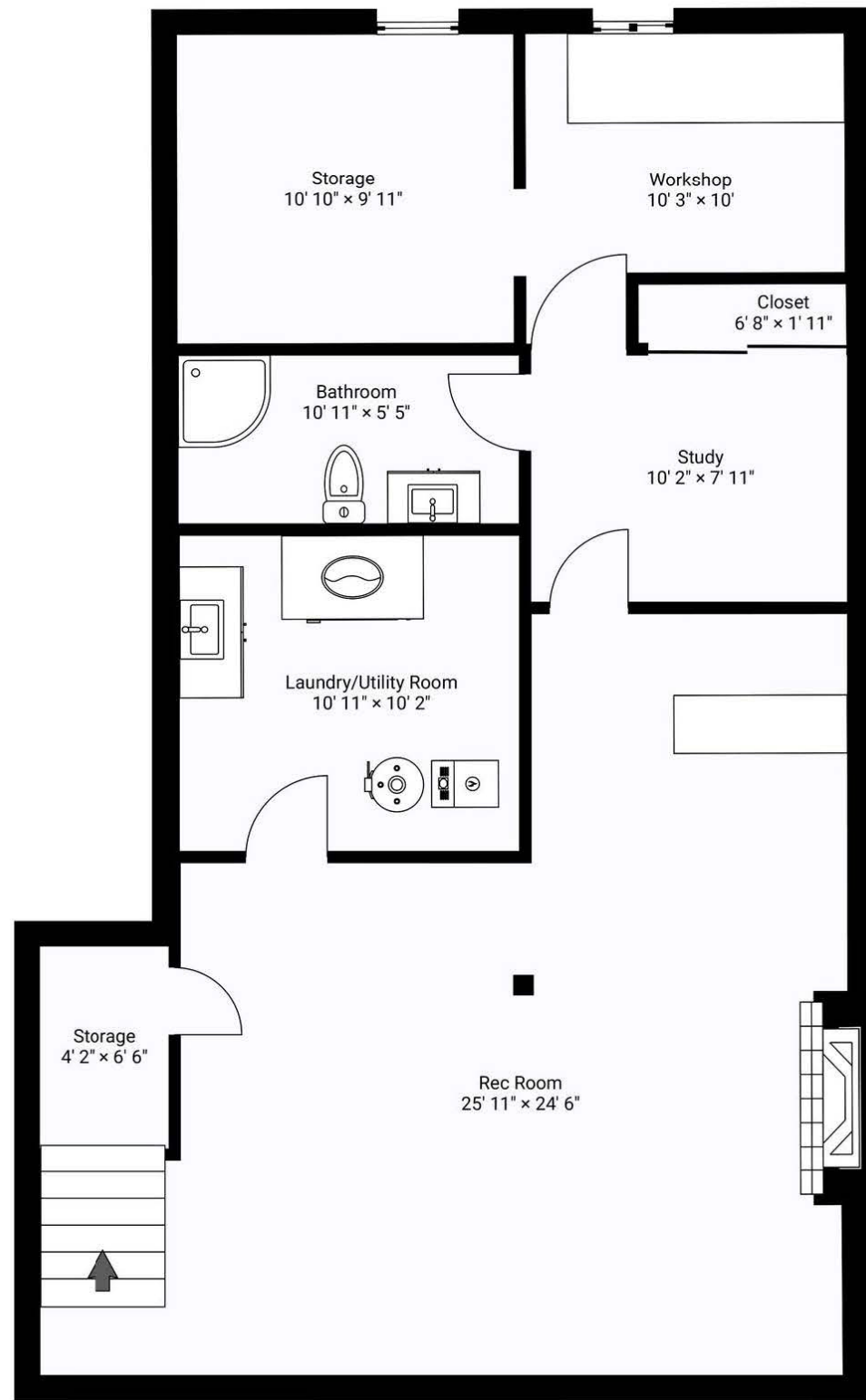
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*Brampton*

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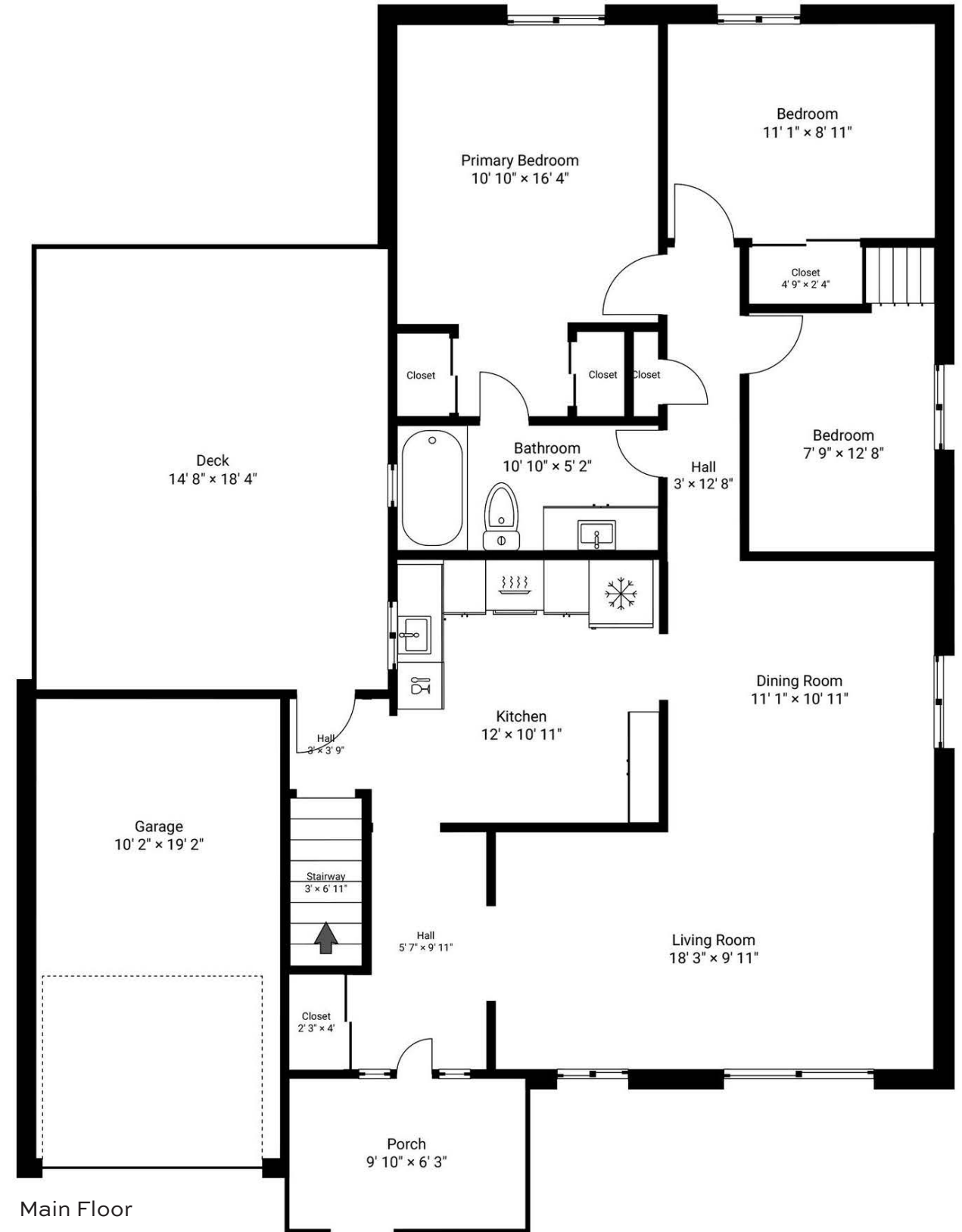








Lower Floor



Main Floor

# HOUSE FEATURES

## EXTERIOR

### FRONT YARD

- Long Asphalt driveway (no sidewalk)
- Single car garage
- Brick exterior
- Front porch

### BACK YARD

- Deck
- Walkout/access door to garage
- Mature trees
- Air conditioner: Copeland (2012)

## INTERIOR

### MAIN LEVEL

#### HALLWAY

- Vinyl flooring
- Flush mount light
- Sliding mirrored closet doors

#### KITCHEN

- Vinyl flooring
- Chandelier lighting
- Tile backsplash
- Laminate countertop
- Built-in pantry
- Wood cabinetry
- Stainless steel single sink
- Window above sink overlooking backyard deck
- Walkout access to backyard
- Fridge: Stainless steel (Kenmore)
- Stove: Electric (Kenmore)
- Dishwasher: Black (Kenmore)
- Range hood: White (Broan)
- Microwave: Stainless steel (Danby)

#### LIVING ROOM

- Broadloom flooring
- Two large windows overlooking front yard
- Open to dining room

#### DINING ROOM

- Broadloom flooring
- Chandelier lighting
- Open concept to living room and kitchen
- One window overlooking side yard

#### PRIMARY BEDROOM

- Broadloom flooring

- Window overlooking backyard
- His & hers closets with sliding doors
- Shared ensuite access
- Attic hatch
- Switch lighting

#### SHARED ENSUITE (3-PIECE)

- Vinyl flooring
- Vanity with lighting
- Tub/shower combination with tile surround
- Window overlooking backyard
- Switch lighting

#### 2<sup>ND</sup> BEDROOM

- Broadloom flooring
- Single closet
- Window overlooking backyard
- Switch lighting

#### 3<sup>RD</sup> BEDROOM

- Broadloom flooring
- Single closet
- Window overlooking side yard
- Switch lighting

## LOWER LEVEL

#### RECREATION ROOM

- Broadloom flooring
- Wood panelling
- Gas fireplace with brick surround and mantle
- Bar with track lighting
- Large drop ceiling light fixture
- Cold cellar access with built-in shelving

#### STUDY/OFFICE

- Broadloom flooring
- Large single closet
- Flush mount lighting

#### BATHROOM (3-PIECE)

- Vinyl flooring
- Stand-up shower
- Vanity bulb lighting

#### LAUNDRY/UTILITY ROOM

- Vinyl flooring
- Front load washer (White, Kenmore)
- Front load dryer (White, Kenmore)
- Laundry sink
- Wood panelling

- Window overlooking side yard
- #### WORKSHOP
- Concrete flooring
  - Worktable
  - Window overlooking backyard
  - Access to storage room

#### STORAGE ROOM

- Concrete flooring
- Built-in wooden shelving
- Ceiling lighting
- Window overlooking side/backyard



Note: The information contained herein has been provided by the home owner and is to be verified by the Buyer.

# HOUSE FEATURES

## ADDITIONAL FEATURES / NOTES:

- Electrical: Copper wiring, 100-amp service
- Cooling: Air conditioner: Copeland (2012)
- Furnace: Gas: Amana (2013)
- Hot water tank: Rheem (2015); Rental \$31.17/month



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# SCHOOLS

Peel District School Board		Peel Catholic District School Board	
<b>ENGLISH</b>			
JK- GR05	Massey Street Public School	JK - GR08	St. Anthony CES
GR06 - GR08	Williams Parkway Sr.	GR09 - GR12	St. Thomas Aquinas CSS
GR09-GR12	North Park SS		
<b>FRENCH IMMERSION</b>			
GR02 - GR05	Russell D Barber Public School	GR01 - GR08	Our Lady of Providence
GR06 - GR08	Balmoral Drive Sr.	GR07 - GR12	Cardinal Leger
GR09 - GR12	Bramalea SS		

School boundary information can be confirmed at:  
<https://www.peelschools.org/school-finder>



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**COLDWELL BANKER**

**ELEVATE REALTY,  
BROKERAGE**



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