

|                                                                                  |                                                                                                                                                                |                                    |                                                                                         |                                                                                     |  |
|----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|-----------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--|
|  | <b>25 Fruitvale Circ</b><br><b>Brampton Ontario L7A5B8</b><br>Brampton Northwest Brampton Peel<br><b>SPIS: N</b> <b>Taxes: \$4,000.00 / 2020</b> <b>DOM: 5</b> |                                    |                                                                                         | <b>List: \$769,000 For: Sale 1</b>                                                  |  |
|                                                                                  | <b>Att/Row/Twnhouse</b><br>3-Storey                                                                                                                            | <b>Front On: N</b><br><b>Acre:</b> | <b>Rms: 7</b><br><b>Bedrooms: 3</b><br><b>Washrooms: 3</b><br>1x3x3rd, 1x3x3rd, 1x2x2nd | <b>Lot: 21 x 41 Feet Irreg:</b><br><b>Dir/Cross St: Mayfield &amp; Chinguacousy</b> |  |

|                                      |                                 |                        |
|--------------------------------------|---------------------------------|------------------------|
| <b>MLS#: W5306405</b>                | <b>Contract Date: 7/13/2021</b> | <b>PIN#: 143655063</b> |
| <b>Possession Remarks: Immediate</b> |                                 |                        |

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| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> Y<br><b>Basement:</b> Unfinished<br><b>Fireplace/Stv:</b> N<br><b>Heat:</b> Forced Air / Gas<br><b>A/C:</b> Central Air<br><b>Central Vac:</b><br><b>Apx Age:</b> 0-5<br><b>Apx Sqft:</b> 1500-2000<br><b>Assessment:</b><br><b>POTL:</b><br><b>POTL Mo Fee:</b><br><b>Elevator/Lift:</b><br><b>Laundry Lev:</b><br><b>Phys Hdcap-Eqp:</b> | <b>Exterior:</b> Brick<br><b>Drive:</b> Available<br><b>Gar/Gar Spcs:</b> Attached / 1.0<br><b>Drive Park Spcs:</b> 2<br><b>Tot Prk Spcs:</b> 3.0<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Energy Cert:</b><br><b>Cert Level:</b><br><b>GreenPIS:</b><br><b>Prop Feat:</b> Park, Ravine | <b>Zoning:</b><br><b>Cable TV:</b><br><b>Hydro:</b><br><b>Gas:</b><br><b>Phone:</b><br><b>Water:</b> Municipal<br><b>Water Supply:</b><br><b>Sewer:</b> Sewers<br><b>Spec Desig:</b> Unknown<br><b>Farm/Agr:</b><br><b>Waterfront:</b><br><b>Retirement:</b> N<br><b>Oth Struct:</b> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| # | Room    | Level | Length (ft) | Width (ft) | Description                               |
|---|---------|-------|-------------|------------|-------------------------------------------|
| 1 | Kitchen | 2nd   |             |            | Quartz Counter Pot Lights Porcelain Floor |
| 2 | Dining  | 2nd   |             |            | Laminate W/O To Balcony Combined W/Family |
| 3 | Family  | 2nd   |             |            | Laminate Pot Lights Window                |
| 4 | Master  | 3rd   |             |            | Laminate His/Hers Closets 3 Pc Ensuite    |
| 5 | 2nd Br  | 3rd   |             |            | Laminate Window Closet                    |
| 6 | 3rd Br  | 3rd   |             |            | Laminate Window Closet                    |
| 7 | Other   | Main  |             |            | Laminate Access To Garage Brick Fireplace |

**Client Remks:** \*\*Great Opportunity To Own 1 Yr Old 3 Bed 3 Bath Freehold Townhome In The High Demand Area Of Brampton. Freshly Painted, Bright Open Concept Floor Plan To Entertain Any Of Your Daily Routines. No Carpet In The House, Stainless Steel Kitchen Appliances Along With Quartz Counter, Master Bed With Double Closet, 9 Ft Ceiling, Pot Lights In The Kitchen & Family Room, Nest, . Close To Schools, Grocery Stores, Ravines, Public Transit, Parks And Much More.

**Extras:** S/S Kitchen Appliances - Fridge, Stove, Dishwasher, Washer/Dryer, Upgraded 200 Amp Electrical Panel, Central Vac, Rough In For Electric Car Charger, Central A/C.

**Listing Contracted With:** TFN PLATINUM REALTY INC., BROKERAGE **Ph:** 905-803-9622