

	12 Hasker Rd Brampton Ontario L7A 0Y6 Brampton Northwest Brampton Peel 444-39-Q Taxes: \$5,581.31 / 2017 For: Sale SPIS: N Last Status: Sld Lot74, Plan 43M 1922	Sold: \$965,000 List: \$800,000 % Dif: 121 DOM: 5
	Detached Fronting On: E Rms: 10 + 6 2-Storey Acreage: < .50 Bedrooms: 4 + 2 Irreg: Irregular And Wide At Lot: 35.6 x 101.81 Feet Washrms: 4 Back, Pie Shape 1x2xMain, 1x3x2nd, 1x4x2nd, 1x3xBsmt	
Dir/Cross St: Sandalwood And Creditview Rd		

MLS#: W3707872 Seller: Alok Chadha And Ritu Chadha Occupancy: Vacant
 PIN#: ARN#: 211006000214511 Contact After Exp: N
 Holdover: 120

Kitchens: 1 + 1	Exterior: Brick	Zoning:
Fam Rm: Y	Drive: Private	Cable TV: Hydro: Y
Basement: Apartment / Sep Entrance	Gar/Gar Spcs: Attached / 2.0	Gas: Y Phone:
Fireplace/Stv: Y	Drive Pk Spcs: 2	Water: Municipal
Heat: Forced Air / Gas	Tot Pk Spcs:	Water Supply:
A/C: Central Air	UFFI: No	Sewer: Sewers
Central Vac:	Pool: None	Waterfront:
Apx Age: 0-5	Prop Feat: Park, Public Transit	Retirement: N
Apx Sqft: 2000-2500		Farm/Agr:
Assessment:		Oth Struct:
POTL:		Spec Desig: Unknown
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Great Rm	Flat	17.02	x 13.02	Laminate	Gas Fireplace	Combined W/Kitchen
2	Dining	Flat	17.02	x 11.38	Laminate		Combined W/Kitchen
3	Kitchen	Flat	12.60	x 9.61	Stainless Steel Appl	Stone Counter	Updated
4	Breakfast	Flat	12.60	x 11.81	Ceramic Floor	Pantry	Overlook Patio
5	Den	Flat	9.02	x 8.40	Laminate	Window	
6	Master	2nd	16.40	x 13.38	Ensuite Bath	W/I Closet	
7	2nd Br	2nd	12.40	x 12.00	Window	Closet	
8	3rd Br	2nd	11.38	x 11.18	3 Pc Bath	Closet	Window
9	4th Br	2nd	11.81	x 9.09	3 Pc Bath	Closet	Combined W/Laundry
10	Living	Bsmt			Laminate		Large Window
11	Br	Bsmt			Laminate	Closet	Window
12	Br	Bsmt			Laminate	Closet	Window

Client Remks: 3 Year New All Brick 4 Br, Double Garage, Detached, Facing Park. Dble Door Entry, Main Floor 9 Ft Ceilings, Chef Sized Kitchen, Island, Steel Appliances, Quartz Counter, Big Size Pantry W/ Tall Cabinets & Back Splash. Main Floor Laundry, Home To Garage Access. Sep Side Entry To Brand New Legal 2 Bedroom Basement Apartment For 2nd Legal Unit. Fully Owned Solar System With \$2000.00(+/-) Yearly Income. See Attachment. Just Painted Fresh. Check *Virtual Tour*

Extras: Steel: Gas Stove, Fridge M/Wave, D/W, Washer & Dryer. In Bsmt: New S/S Fridge, Stove, M/Wave, W & D. All Elf's & Blinds, Gdo. Just 3.5 Km To Mt Pleasant Gostn. See Attached Plans & Details. 2458 +897= 3355 Sq Ft. Buyer To Verify All Measurements.

Brkage Remks: Easy Showing At Any Time Through Lock Box. Include Sch B ..Offers To Be Presented With 30K Draft On Tuesday Feb 21 At 6:30 Pm.. Must Register Offer With Form 801 Asap E-Mail To Gpaliwal@Trebnet.Com. Beautiful, Income Producing 2- Unit Legal Home

List: RE/MAX REALTY SPECIALISTS INC., BROKERAGE Ph: 905-858-3434 Fax: 905-858-2682
 GYANESH PALIWAL, Salesperson 416-823-1248
 Co-Op: HOMELIFE/MIRACLE REALTY LTD, BROKERAGE
 Ronald Borrison, Salesperson Jas Randhawa, Salesperson
 Contract Date: 2/16/2017 Sold Date: 2/21/2017 Leased Terms:
 Expiry Date: 4/30/2017 Closing Date: 3/23/2017 Original: \$800,000
 Last Update: 2/23/2017 CB Comm: 2.5% + Hst