

*Welcome to 18 Nemo Crescent, Brampton!*  
(In the Most desired and most **central area** of Brampton – The Flower City!)

Pride of ownership! Meticulously kept and first time offered for sale by the original - Italian owners. This beautiful Home Sweet Home was completely renovated in 2016.

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*Major Upgrades:*

- Roof: 25-year roof with 200 km an hour shingles installed in - 2015
- A/C: Brand new air conditioning unit installed in - 2016
- New Hot Water Tank B : **Owned** & installed in - 2018 with 12 year manufacturer's warranty
- Brand new windows - 2018
- Brazilian Walnut Hardwood Floor on the main Level - 2016
- Completely NEW! Fully Renovated kitchen .... 2016
- Fully Renovated Modern Master Ensuite Bath 2016
- Fully Renovated Modern 2<sup>nd</sup> bathroom on main level 2016
- Two (2) Sets of Laundry for main and Walk - out Basement.

**Parking Spaces: 8!! (2 in the garage and 6 on the driveway)**

*Upper Level High-End finishes include:*

- Oak staircase runners color matched to the upstairs hardwood
- Flooring throughout upper level is 100% transition free
- Brazilian walnut flooring throughout the upper level, herringbone pattern in the corner beneath HVAC controls. Subfloor screw down every 16 in with three quarter inch screws
- Pot lights throughout home: kitchen, living room and hallways
- Crown molding throughout home as well as authentic plaster hand done by an artist in in 1987

*Highly Upgraded Modern Kitchen:*

- Premium solid granite counters with  $\frac{3}{4}$  inch flared finished side edges
- Solid maple kitchen extended cabinets up to the ceiling (36 inch soft-close cupboards)
- 24 x 24 inch porcelain tiles in kitchen. (Four extra tiles available)
- Porcelain backsplash made from same porcelain as kitchen tiles- beautifully finished look

*Main Floor Bathroom contains:*

- Half inch thick glass shower door
- Quartz topped solid wood custom hand-made vanity from California (\$5000 value)
- Mirror custom to vanity
- Upgraded faucet
- Waterproof spotlight in the shower

## *More features: 18 Nemo Crescent, Brampton!*

### *Master Bedroom features:*

- Large Master Bedroom with Ensuite and spacious walk-in closet with LED light

### *Master Ensuite features:*

- Beautiful quartz top solid wood vanity (\$4000 value)
- Heated floors
- Porcelain tile in bath/shower area has lovely gold vein running through it
- Waterproof spot light in shower

### *Lower Level (Basement) on Ground Floor with Completely Separate Apartment*

- Very large storage area under the main stair case
- Completed renovated laundry room with a fully water-resistant floor
- Easy access to the garage with door from the laundry to the garage
- Pony panel beside of the electrical panel that controls the basement
- Sliding door behind the washer leads into the utility room –this room can be accessed from the laundry room side as well as from the basement apartment side
- As you walk down the six steps from the front foyer to the lower level, the wall you are facing can be easily removed with 36 screws & simply converted back to a traditional raised bungalow

### *Basement (Ground Floor) Apartment includes:*

- Full kitchen with appliances and custom vinyl tile
- Completely separate laundry facilities
- Full 3 piece Bathroom Ensuite with the bedroom.
- ¾ inch engineered full floating hardwood flooring (10 mil vapor barrier underneath)
- The wall that separates the living room from the bedroom can be removed easily to become one large rec room for family enjoyment
- Stunning gas fireplace
- The large walk-in closet in the bedroom is the same wall that you see when walking down the stairs as you enter the home. Again, it can be removed to allow access to the stairs at the front of the home converting it back to a conventional raised bungalow
- Fully above ground lower level with three large windows, separate side entrance and sliding doors to the backyard

Keep it as **Multi-family home** or **Generate extra income** from a completely self-sufficient above grade **Apartment** close to all amenities!

*Check it out to appreciate the value, finishes and energy in this completely modernized and lovingly kept home!*

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