

	18 Nemo Cres		List: \$759,950 For: Sale 1
	Brampton Ontario L6S4A5		
Brampton Westgate Peel 445-47-T			
Taxes: \$4,401.27 / 2018		SPIS: N	Last Status: New
Pcl 123-2,Sec M403;Lt 123,Pl M403,T/W Row.....		DOM: 0	
Detached		Front On: W	Rms: 8 + 2
Bungalow-Raised		Acre:	Bedrooms: 3 + 1
24.15 x 118.21 Feet		Washrooms: 3	
Irreg:		1x4xMain, 1x3xMain, 1x3xGround	
Dir/Cross St: Dixie/North Park			

MLS#: W4276786 Sellers: Vanessa Martin Contact After Exp: N
 Holdover: 120 Possession: 45/60/90/Tba Occup: Own+Ten
 PIN#: ARN#: 211009004238100

Kitchens: 1 + 1	Exterior: Alum Siding / Brick	Zoning: Residential
Fam Rm: Y	Drive: Private	Cable TV: A
Basement: Fin W/O / Sep Entrance	Gar/Gar Spcs: Attached / 2.0	Hydro: A
Fireplace/Stv: Y	Drive Pk Spcs: 6	Gas: A
Heat: Forced Air / Gas	Tot Pk Spcs: 8.0	Phone: A
A/C: Central Air	UFFI:	Water: Municipal
Central Vac:	Pool: None	Water Supply:
Apx Age: 31-50	Energy Cert: N	Sewer: Sewers
Apx Sqft: 2000-2500	Cert Level:	Spec Desig: Unknown
Assessment:	GreenPIS: N	Farm/Agr:
POTL:	Prop Feat: Library, Park, Public	Waterfront:
Elevator/Lift:	Transit, Rec Centre, School	Retirement:
Laundry Lev: Lower		Oth Struct:
Phys Hdcp-Eqp:		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	12.10	x 19.12	Hardwood Floor
2	Dining	Main	9.41	x 10.50	Hardwood Floor
3	Kitchen	Main	17.29	x 10.10	Granite Counter
4	Master	2nd	12.30	x 15.42	Hardwood Floor W/I Closet
5	2nd Br	2nd	8.10	x 13.81	Hardwood Floor Closet
6	3rd Br	2nd	8.89	x 8.89	Hardwood Floor Closet
7	Kitchen	Bsmt	12.00	x 12.50	Window
8	Living	Bsmt	13.61	x 16.70	W/O To Yard
9	Br	Bsmt	13.51	x 11.81	Hardwood Floor W/I Closet

Client Remks: Fully Upgraded & Meticulously Maintained Raised Bungalow With W/O Basement. 3+1 Bdrm+ 3 Full Bath+Double Car Garage In Most Central & Desired Area Of Brampton. Large Living/Family & Dining Room. Lrg Master W/4Pc Modern Ensuite. Finished Walk Out Bsmt As Ground Floor, 3.2Km To Hwy 410. Walk Schools & Parks. Bramalea City Centre Just 1.9Km, 4.2Km To Go Station. **Check Attached Feature Sheet For List Of High Value Upgrades & Virtual Tour**

Extras: S/S: Fridge, Stove, D/Washer, Otr Microwave, Addl: Fridge & Stove In Bsmt, 2 Sets Of Laundry. Home To Garage Entry. Roof & A/C-2015, Windows 2018. Owned Hwt. Fully Upgraded In 2016. Exclude: D/T Chandelier, V Tour & Attached Feature Sheet.

Brkage Remks: **Legal Desc Cont'd..Pt Lt 122, M403. Great Value Detached Raised Bungalow In A++ Location Of Brampton. Grandfathered Bsmt On G W/Sep Entrance. Buyer & Agent To Verify All Measurements And Taxes. **Check Attached Feature Sheet For List Of High Value Upgrades & Virtual Tour**

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 6850 Millcreek Drive Mississauga L5N4J9
 GYANESH PALIWAL, Salesperson 905-858-3434

Contract Date: 10/15/2018 **Condition:** **Ad:** Y
Expiry Date: 12/31/2018 **Cond Expiry:** **Escape:**
Last Update: 10/15/2018 **CB Comm:** 2.5% + Hst **Original:** \$759,950