

	18 Nemo Cres		List: \$699,950 For: Sale 1
	Brampton Ontario L6S4A4		
	Brampton Westgate Peel 445-47-T		
Taxes: \$4,401.27 / 2018		SPIS: N	Last Status: Pc
Pcl 123-2,Sec M403;Lt 123,Pl M403,T/W Row.....		DOM: 4	
Detached	24.15 x 118.21 Feet	Rms: 8 + 2	
Link: N	Irreg:	Bedrooms: 3 + 1	
Bungalow-Raised	Front On: W	Washrooms: 3	
	Acre:	1x4xMain, 1x3xMain, 1x3xGround	
Dir/Cross St: Dixie/North Park			

MLS#: W4309660 Sellers: Vanessa Martin Contact After Exp: N
 Open House: 12/01/2018 From: 11:00 To: 4:00 Opn Hse Note: Sat & Sun Dec 1st-2N
 Holdover: 120 Possession: 45/60/90/Tba Occup: Owner
 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 Stainless Steel Appl Breakfast Area
4	Master	2nd	12.30	x 15.42	Hardwood Floor W/I Closet 4 Pc Ensuite
5	2nd Br	2nd	8.10	x 13.81	Hardwood Floor Closet 3 Pc Bath
6	3rd Br	2nd	8.89	x 8.89	Hardwood Floor Closet
7	Kitchen	Bsmt	12.00	x 12.50	Window Eat-In Kitchen
8	Living	Bsmt	13.61	x 16.70	W/O To Yard Large Window 3 Pc Bath
9	Br	Bsmt	13.51	x 11.81	Hardwood Floor W/I Closet Large Window

Client Remks: Fully Upgraded-Pride Of Owners Raised Bungalow,W/O Basement. 3+1 Bdrm +3 Full Bath, Double Car Garage In Most Central 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. ** Attached Feature Sheet For High-Value Upgrades & Virtual Tour.Open House This Sat & Sun Dec.1st & 2nd 11Am To 4 P.M.

Extras: S/S: Fridge, Stove, D/Washer, Otr Microwave, Addl:Fridge & Stove In Bsmt,2 Sets Of Laundry, Home To Garage Entry, Roof& Ac-2015,Windows 2018, Owned Hwt. Exclude: D/T Chandelier. Offers To Be Reviewed On Tuesday Dec.4th @7.30 P.M

Brkage Remks: Basement Is 100% On The Ground Floor W/Sep Entrance, Kitchen & Full Bath.**Attached Feature Sheet For List Of High-Value Upgrades.Offer To Be Reviewed On December 4th @ 7.30 P.M.Sellers Reserves The Right To Accept Preemptive Offers.* Attach Sch B And 801.

Mortgage Comments: Sellers May Help Buyers In Mortgage Approval.***Live Or Buy As Investment/ Income Property. 20-25% Down Will Carry The House On Its Own.Ask

RE/MAX REALTY SPECIALISTS INC., BROKERAGE Ph: 905-858-3434 Fax: 905-858-2682
 6850 Millcreek Drive Mississauga L5N4J9
 GYANESH PALIWAL, Salesperson 416-823-1248
Contract Date: 11/23/2018 **Condition:** **Ad:** Y
Expiry Date: 2/28/2019 **Cond Expiry:** **Escape:**
Last Update: 11/27/2018 **CB Comm:** 2.5% **Original:** \$739,950