71 Hollingsworth Circ **List: $624,950** **For: Sale**
Brampton Ontario L7A0J4
Brampton Fletcher's Meadow Peel 437-40-P
Taxes: $3,713.45 / 2017 **SPIS:** N **Last Status:** **New**
Pt Lot 36, Pl43M1695 **DOM: 0**

Semi-Detached	**Front On:** S	**Rms:** 7
2-Storey	**Acre:**	**Bedrooms:** 3
25.98 x 85.3 Feet		**Washrooms:** 4
Irreg:		1x4x2nd, 1x3x2nd, 1x2xGround, 1x3xBsmt

Dir/Cross St: Sandalwood/Crown Victoria

MLS#: W4059769 **Sellers:** Varma Maharaj And Neha Sharma **Contact After Exp:** N
Open House: 3/10/2018 **From:** 2:00 **To:** 4:00 **Opn Hse Note:** Also 3/11/2018 2-4
Holdover: 120 **Possession:** 90/120/Tba **Occup:** Owner
PIN#: **ARN#:** 211006000318820

Kitchens:	1	**Exterior:**	Brick	**Zoning:**	Residential
Fam Rm:	Y	**Drive:**	Private	**Cable TV:**	A
Basement:	Finished	**Gar/Gar Spcs:**	Attached / 1.0	**Hydro:**	A
Fireplace/Stv:	N	**Drive Pk Spcs:**	3	**Gas:**	A
Heat:	Forced Air / Gas	**Tot Pk Spcs:**	4	**Phone:**	A
A/C:	Central Air	**UFFI:**	No	**Water:**	Municipal
Central Vac:	N	**Pool:**	None	**Water Supply:**	
Apx Age:	6-15	**Energy Cert:**	N	**Sewer:**	Sewers
Apx Sqft:	1500-2000	**Cert Level:**		**Spec Desig:**	Other
Assessment:		**GreenPIS:**	N	**Farm/Agr:**	
POTL:		**Prop Feat:**	Fenced Yard, Library,	**Waterfront:**	None
Elevator/Lift:	N	Other, Public Transit, Rec Centre, School		**Retirement:**	N
Laundry Lev:	Lower			**Oth Struct:**	
Phys Hdcp-Eqp:	N				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Great Rm	Ground	19.38	x 11.84	Hardwood Floor	Crown Moulding	Large Window
2	Kitchen	Ground	10.33	x 9.68	Granite Counter	Stainless Steel Appl	Open Concept
3	Breakfast	Ground	10.33	x 8.59	Ceramic Floor	W/O To Yard	
4	Master	2nd	19.38	x 11.94	Hardwood Floor	W/I Closet	4 Pc Ensuite
5	2nd Br	2nd	11.84	x 9.68	Hardwood Floor	Closet	Large Window
6	3rd Br	2nd	12.04	x 9.68	Hardwood Floor	Closet	Large Window
7	Rec	Bsmt			Broadloom	3 Pc Bath	Window

Client Remks: Just 9 Year Old,Feels Like Brand New,Absolutely Stunning 3 Bedroom Semi-Detached In High Demand Area. Professionally Finished Basement With A 3 Piece Bath. Eat-In Kitchen,Granite Counter Tops & S/S Appliances. Dark Bamboo Hardwood Flooring On Ground & 2nd Floor. Great Room With Halogen, Pot Lights & Crown Moulding. Whole House Painted Fresh. Master Bedroom With Huge Walk In Closet And 4 Pc En-Suite. Close To Parks, Schools & Community Centre. A True Gem!

Extras: Stainless Steel Fridge, Stainless Steel Stove, Stainless Steel Dishwasher, Washer & Dryer, All Electrical Light Fixtures, Window Blinds And Broadloom Where Laid. *** Check 3D Virtual Tour**.

Brkage Remks: Easy Showing With Lbx. All Info & Measurements To Be Verified By Buyer Or Buyer's Agent. Please Attach Schedule "B" With All Offers. Please Allow Min 24 Hr For Irrevocable. Minimum 25K Deposit

Mortgage Comments: Treat As Clear And Listing Agent May Help In Getting Mortgage

RE/MAX REALTY SPECIALISTS INC., BROKERAGE **Ph:** 905-858-3434 **Fax:** 905-858-2682
6850 Millcreek Drive Mississauga L5N4J9
GYANESH PALIWAL, Salesperson 905-858-3434

Contract Date: 3/07/2018 **Condition:** **Ad:** Y
Expiry Date: 5/18/2018 **Cond Expiry:** **Escape:**
Last Update: 3/07/2018 **CB Comm:** 2.5%+Hst +Full Cooperation **Original:** $624,950