

	8 Marsh Marigold Dr Brampton Ontario L7A2S9 Brampton Fletcher's Meadow Peel Taxes: \$4,636.14 / 2015 For: Sale SPIS: N Last Status: Sld Lot 82, Plan 43M1511 Brampton		Sold: \$608,000 List: \$574,950 % Dif: 106 DOM: 3
	Detached 2-Storey Irreg:	Fronting On: W Acreage: < .50 Lot: 41.01 x 82.02 Feet	Rms: 10 + 1 Bedrooms: 4 + 1 Washrms: 4 1x4x2nd, 1x3x2nd, 1x3xBsmt, 1x2xMain
Dir/Cross St: Brisdale & Sandalwood			

MLS#: **W3418063** Seller: **Xavier, Jennifer; Xavier, Ravindra** Occupancy: **Owner**
 PIN#: ARN#: Contact After Exp: **N**
 Holdover: **120**

Kitchens: 1 Fam Rm: Y Basement: Finished / Full Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Apx Age: 6-15 Apx Sqft: 2500-3000 Assessment: POTL: Laundry lev:	Exterior: Brick Drive: Private Gar/Gar Spcs: Attached / 2.0 Drive Pk Spcs: 2 Tot Pk Spcs: UFFI: No Pool: None Prop Feat: Public Transit, School	Zoning: Cable TV: Y Hydro: Y Gas: Y Phone: Water: Municipal Water Supply: Sewer: Sewers Waterfront: Retirement: N Farm/Agr: Oth Struct: Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	21.58	x 13.02	Hardwood Floor	Combined W/Dining	Above Grade Window
2	Dining	Main	21.58	x 13.02	Hardwood Floor	Combined W/Living	Picture Window
3	Family	Main	16.99	x 13.02	Hardwood Floor	Gas Fireplace	2 Pc Bath
4	Kitchen	Main	12.79	x 8.00	Ceramic Floor	Eat-In Kitchen	Access To Garage
5	Breakfast	Main	12.79	x 8.59	Breakfast Bar	W/O To Patio	O/Looks Garden
6	Master	2nd	16.01	x 13.19	Laminate	4 Pc Ensuite	W/I Closet
7	2nd Br	2nd	15.58	x 12.00	Laminate	Closet	Bay Window
8	3rd Br	2nd	13.58	x 10.00	Laminate	Closet	Window
9	4th Br	2nd	12.07	x 10.99	Laminate	Closet	Window
10	Rec	Bsmt	26.70	x 14.79	Laminate	3 Pc Ensuite	Pot Lights
11	Br	Bsmt	12.30	x 10.10	Laminate	Closet	
12	Other	Bsmt	13.02	x 12.69	Laminate	B/I Bar	Pot Lights

Client Remks: Immaculate, N/E Facing & Bright 41Ft Wide Lot. 4 Large Bedroom + 4 Bath, 2295 Sq Ft + Finished Bsmt+Wet Bar & Media Room.Huge Master +Walk In Closet & En Suite Bath.Separate Family Room.Designer Staircase & Sitting Area, Round Edge Walls+ Builder Upgrades.No Carpet At All.Gazebo & Landscaped B/Yard, 2 Min Walk To School,Park,Bus & 3-5 Min Drive To Go Stn & Community Center.**Check Virtual Tour**.
 Extras: All Black Appliances: Fridge, Stove & Dishwasher, White Laundry Set, Most House Freshly Painted. New Roof-2015, Aquarium, Tv Wall Mounts, Gazebo, Evergreens & Cherry Tree In B/Yard, Window Coverings, Garage Door Opener. *Big Cold Cellar*
 Brkage Remks: See Attached Floor Plans. Buyer & Agents To Verify All Measurements As Per Builder Plan Attached. Lock Box For Easy Showing! Offer Presentation Sunday, Feb 21 At 7:30. Schedule B And Form 801 Attached To Listing, Must Be In All Offers

List: RE/MAX REALTY SPECIALISTS INC., BROKERAGE Ph: **905-858-3434** Fax: 905-858-2682
GYANESH PALIWAL, Salesperson 416-823-1248
 Co-Op: RE/MAX PERFORMANCE REALTY INC., BROKERAGE
 Khawaja Zafar Iqbal, Salesperson
 Contract Date: 2/18/2016 Sold Date: 2/21/2016 Leased Terms:
 Expiry Date: 5/31/2016 Closing Date: 3/24/2016 Original: \$574,900
 Last Update: 2/23/2016 CB Comm: 2.5%