

Presenting : 81 Glebe Crescent, Brampton

New roof (May 2017)

- Plywood upgraded to 1/2 inch
- Ice and water shields
- GAF shingles
- Drip edge
- Leaf guards in gutters
- Comes with Transferable Warranty.

- ✓ Extra insulation in attic

- ✓ California Shutters throughout House
- ✓ Closet organizers

- ✓ Outside house LED pot lights (2014) upper & lower levels- Auto timers
- ✓ Natural gas fireplace insert
- ✓ **Newer windows**

- ✓ Furnace and Hot Water tank is owned
- ✓ Electrical panel upgraded to 100 amp service
- ✓ Central vac lines and rough ins.

- ✓ Internet wired/TV cable in all bedrooms
- ✓ Freshly painted throughout 2017/2018
- ✓ Brand new carpet in basement 2018

- ✓ Under the counter lighting in kitchen and pot lights
- ✓ Ungraded colonial doors
- ✓ Main bathroom renovated with new rain shower/ glass doors (2018)

- ✓ Clothes line for cloth drying in back yard.
- ✓ 3 Garden sheds (one with power)
- ✓ **Above ground pool and all accessories with solar panel**
(May be removed if desired by the new Buyer).

- ✓ Cabinets in garage included.
- ✓ Garage door opener
- ✓ Garage insulated and wired for 240 volts
- ✓ New deck upper and lower level with privacy panels (2016)
- ✓ Natural gas hook up (for BBQ)

Nearby Amenities and facilities:

- 2 min walk to public elementary school and middle school
- 5 min walk to catholic elementary school - 10 min walk to Public and Catholic high schools
- 10 min walk to recreation centre - 5 min walk to Chingacousy Park
- 1.8 Km – 4 Min Drive to Bramalea City Center
- 3.1 Km – 5 Min drive to William Osler hospital
- 3.3 Km to Hwy 410