

	3836 Forest Bluff Cres Mississauga Ontario L5N7V1 Mississauga Lisgar Peel 457-32-D		Sold: \$651,000 List: \$649,900
	Taxes: \$4,218.79 / 2016 SPIS: N Last Status: Sld Lot 65 Plan 43M1272	For: Sale	% Dif: 100 DOM: 5
Detached 2-Storey Irreg:	Fronting On: S Acreage: Lot: 31.99 x 113.19 Feet	Rms: 7 + 1 Bedrooms: 3 + 1 Washrms: 4 1x4x2nd, 1x4x2nd, 1x2xMain, 1x2xBsmt	
Dir/Cross St: Ninth Line/Osprey			

MLS#: W3456925 Seller: Amit Paliwal And Ruchi Paliwal Occupancy: Owner
 PIN#: ARN#: Contact After Exp: N
 Holdover: 120

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Drive: Private	Cable TV: Hydro: Y
Basement: Finished	Gar/Gar Spcs: Attached / 2.0	Gas: Y Phone: Y
Fireplace/Stv: N	Drive Pk Spcs: 2	Water: Municipal
Heat: Forced Air / Gas	Tot Pk Spcs:	Water Supply:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac:	Pool: None	Waterfront:
Apx Age:	Prop Feat: Fenced Yard,	Retirement:
Apx Sqft: 1500-2000	Grnbelt/Conserv, Park, Ravine, School,	Farm/Agr:
Assessment:	Wooded/Treed	Oth Struct:
POTL:		Spec Desig: Other
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	23.03	x 11.02	Combined W/Dining	Hardwood Floor	Open Concept
2	Dining	Ground	9.09	x 11.02	Combined W/Living	Hardwood Floor	Open Concept
3	Kitchen	Ground	16.99	x 11.02	Ceramic Floor	Ceramic Back Splash	Breakfast Bar
4	Master	2nd	18.01	x 12.30	Broadloom	W/I Closet	Ensuite Bath
5	2nd Br	2nd	11.51	x 10.89	Broadloom	W/I Closet	O/Looks Park
6	3rd Br	2nd	11.51	x 10.89	Broadloom	O/Looks Park	
7	Rec	Lower			Broadloom	2 Pc Bath	
8	Br	Lower	9.02	x 9.02			

Client Remks: Light Filled 3+1 Bdrm + 4 Bath Double Car Garage, Detached House In Desirable, Family Friendly Lisgar Woods Neighbourhood. Backs Unto Ravine & French Immersion Elementary School. Front Enclosure, Hrdwd Flrs On Main Level. Spacious Master With Huge Walk In Closet With 2nd W/I Closet On 2nd Fl. Access To Garage. Apx 5 To 10 Min To Major Hwy's 407, 403, 401 & Go Station. New Roof 2014. Professionally Finished Basement. Recently Painted.

Extras: Includes - Stainless Steel: Fridge, Stove, Dish Washer. Washer & Dryer, Cac, All Elfs, All Window Blinds. Garden Shed. Exclude: Sheers And Curtains. Check Virtual Tour.

Brkage Remks: Please Include 'Schedule B' & Form 801. Lbx For Ezee Showing At Any Time. Offers Will Be Taken On Sunday April 10th At 6.30 Pm, Please Register With 801 By 5.30 Pm At Gpaliwal@Trebnet.Com

List: RE/MAX REALTY SPECIALISTS INC., BROKERAGE Ph: 905-858-3434 Fax: 905-858-2682

GYANESH PALIWAL, Salesperson 416-823-1248

Co-Op: ROYAL LEPAGE FLOWER CITY REALTY, BROKERAGE

Mina George Sucar, Salesperson

Contract Date: 4/06/2016

Sold Date: 4/11/2016

Leased Terms:

Expiry Date: 6/08/2016

Closing Date: 7/14/2016

Original: \$649,900

Last Update: 4/14/2016

CB Comm: 2.5%