



**46 Dearbourne Blvd 40**  
**Brampton Ontario L6T1J7**  
 Brampton Southgate Peel 453-49-X  
**Taxes:** \$2,082.00 / 2018  
**Last Status:** New  
**SPIS:** N **DOM:** 1  
**Condo Townhouse** **#Shares%:** **Rms:** 6 + 1  
**2-Storey** **Locker#:** **Bedrooms:** 3  
**Level:** 1 **Locker Level:** **Washrooms:** 2  
**Unit#:** 40 **Locker Unit#:** 1x4xUpper, 1x3xLower  
**Corp#:** PCP / 4  
**Zoning:** Res  
**Dir/Cross St:** Bramalea/Steeles  
**Prop Mgmt:** Larlyn Property Management

List: \$414,950 For: Sale 1

**MLS#:** W4433628 **Sellers:** Jaiswal Bhumikaben Satishkumar & Shah Uchit Bhadreshk Bhadreshkumar **Contact After Exp:** N  
**Open House:** 5/04/2019 **From:** 1:00 **To:** 5:00 **Opn Hse Note:** Also (5/5/2019 1-5)  
**Holdover:** 90 **Possession Date:** 7/01/2019 **Occup:** Owner **Status Cert:** N

Bldg Name:	PIN#:	ARN#:
<b>Kitchens:</b> 1	<b>Pets Perm:</b> Restrict	<b>Balcony:</b> None
<b>Fam Rm:</b> Y	<b>Locker:</b> None	<b>Ens Lndry:</b> Y
<b>Basement:</b> Finished	<b>Maint:</b> \$476.64	<b>Lndy Lev:</b> Lower
<b>Fireplace/Stv:</b> N	<b>A/C:</b> Central Air	<b>Exterior:</b> Brick Front
<b>Heat:</b> Forced Air / Gas	<b>Central Vac:</b> N	
<b>Apx Age:</b> 31-50	<b>UFFI:</b>	<b>Gar/Gar Spcs:</b> None / 0.0
<b>Apx Sqft:</b> 1000-1199	<b>Elev/Lift:</b> N <b>Retirement:</b> N	<b>Park/Drive:</b> Surface
<b>Sqft Source:</b> As Per Owner	<b>Taxes Incl:</b> N <b>Water Incl:</b> Y	<b>Park Type:</b> Exclusive
<b>Exposure:</b> Nw	<b>Heat Incl:</b> N <b>Hydro Incl:</b> N	<b>Park/Drv Spcs:</b> 1
<b>Assessment:</b>	<b>Cable TV Incl:</b> Y <b>CAC Incl:</b> Y	<b>Tot Pk Spcs:</b> 1.0
<b>Spec Desig:</b> Unknown	<b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y	<b>Park \$/Mo:</b>
<b>Phys Hdp-Eqp:</b> N	<b>Com Elem Incl:</b> Y	<b>Prk Lev/Unit:</b>
<b>Prop Features:</b> Park, Public Transit, Rec Centre, School	<b>Cert Level:</b> <b>Energy Cert:</b>	<b>Bldg Amen:</b> Bbqs Allowed, Visitor Parking
	<b>GreenPIS:</b>	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	13.91	x 9.87	Laminate Large Window Separate Rm
2	Dining	Main	11.18	x 7.84	Laminate Separate Rm
3	Kitchen	Main	8.40	x 7.87	Ceramic Floor Family Size Kitchen
4	Breakfast	Main	8.36	x 7.87	Ceramic Floor W/O To Yard
5	Master	Upper	13.19	x 9.58	Broadloom W/I Closet Window
6	2nd Br	Upper	9.28	x 9.09	Broadloom Closet Window
7	3rd Br	Upper	10.33	x 7.81	Broadloom Closet Window
8	Rec	Bsmt	17.15	x 14.60	Broadloom 3 Pc Bath

**Client Remks:** Well Kept & Clean Fully Fenced Condo Townhouse 3 Bedrooms & 2 Full Bath. Located In Central & Most Convenient Location Of Brampton, Just 1.7 Km To Go Station, Close To Hwys, 1.8 Km To Bramalea City Centre. One Of The Safest & Family Oriented Neighbourhood, Finished Basement With 3Pc. Bathroom. Fancy Light Fixture. Separate Dining Room. The Whole House Professionally Painted. Walk To Dearbourne Park. Must See!! Move-In Condition! Check \*\*\*3D Virtual Tour \*\*\*

**Extras:** Stainless Steel Fridge, Stove, Dishwasher, All Elf's, Washer/Dryer, Ac. Just Live And Enjoy. Hwt Rental (\$19 Including Hst). Front Door And Windows Will Be Replaced By The Condo Corp Within 6-8 Weeks.

**Brkage Remks:** Thank You For Showing. Please Attach Schedule B And Form 801 To The Offer. Deposit Cheque With The Offer Will Be An Advantage. Offers To Be Reviewed On May 6, At 7 Pm - But You May Send Your Strong Offer At Any Time.

**Mortgage Comments:** Treat As Clear

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:** 5/01/2019 **Condition:** **Ad:** Y  
**Expiry Date:** 8/31/2019 **Cond Expiry:** **Escape:**  
**Last Update:** 5/01/2019 **CB Comm:** 2.5+Hst **Original:** \$414,950