

	20 Cooperage St Brampton Ontario L6Y5K1 Brampton Bram West Peel 451-38-Y Taxes: \$7,533.00 / 2019 Lot 3, Plan 43M1532, Brampton. S/T Easement Over P DOM: 0	List: \$899,999 For: Sale SPIS: N Last Status: New
	Detached Link: N 2-Storey Dir/Cross St: Steeles And Financial Drive	45.01 x 86.94 Feet Front On: N Acre: Irreg: Rms: 8 Bedrooms: 4 Washrooms: 4 1x2xMain, 2x4x2nd, 1x5x2nd

MLS#: W4669926 **Sellers:** Troy Hamilton **Contact After Exp:** N
Holdover: 120 **Possession Remarks:** Tba **Occup:** Owner
PIN#: 140853335 **ARN#: 211014009801730**

Kitchens: 1 Fam Rm: Y Basement: Full / Unfinished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Y Apx Age: Apx Sqft: 2500-3000 Assessment: POTL: Elevator/Lift: Laundry Lev: Main Phys Hdcp-Eqp:	Exterior: Brick Drive: Pvt Double Gar/Gar Pk Spcs: Attached / 2.0 Drive Pk Spcs: 2 Tot Pk Spcs: 4.0 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Fenced Yard, Golf, Park, School Bus Route	Zoning: Cable TV: Y Hydro: Y Gas: Y Phone: Y Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Oth Struct:
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#	Room	Level	Length (m)	Width (m)	Description		
1	Living	Main	6.84	x 3.43	Pot Lights	Crown Moulding	Hardwood Floor
2	Dining	Main	6.84	x 3.43	Combined W/Living	Crown Moulding	Hardwood Floor
3	Kitchen	Main	5.69	x 3.96	W/O To Deck	Eat-In Kitchen	Backsplash
4	Family	Main	5.38	x 3.97	Vaulted Ceiling	Fireplace	Ceiling Fan
5	Master	2nd	3.58	x 5.67	5 Pc Ensuite	Soaker	W/I Closet
6	2nd Br	2nd	3.89	x 3.42		Closet	Broadloom
7	3rd Br	2nd	3.48	x 3.29	Semi Ensuite	Closet	Broadloom
8	4th Br	2nd	5.60	x 3.35	Semi Ensuite	Closet	Broadloom

Client Remks: Fantastic Family Home In A Great Golf Course Community. Completely Upgraded With All The Features. 9Ft Smooth Ceilings, Pot Lights, Crown Moulding, California Shutters, Harwood Floors With Upgraded Baseboard And Trim, 9Ft Basement Ceilings, Custom 20 *12 Deck And Bbq Gas Line Are Just A Few Of The Upgrades Included In This Home Located In This Family Oriented Community. All Amenities Right At Your Finger Tips., Vendor Interested In Renting Back.

Extras: Fridge, Stove, Washer, Dryer, Dishwasher, Central Vacuum, Central Alarm, California Shutters, Pot Lights, Smooth Ceilings, 9Ft Basement And Main Floor, Crown Mouldings, Coffered Ceilings And Upgraded Baseboard And Trim, Tinted Windows, +++++

Brkage Remks: Buyers And Agents To Verify Measurements And Taxes All Offers (If Any) Will Be Reviewed On January 23 2020. Please Register Offers With Office And Email To Admin@Alliedrealestate.ca. Vendor Reserves The Right To Review Pre Emptive Offers.

Mortgage Comments: Treat As Clear

ALLIED INTERNATIONAL REALTY CANADA INC., BROKERAGE Ph: 905-913-3331 Fax: 905-913-3332
 9131 Keele Street, Suite A4 Vaughan L4K0G7
 JOSEPH PATTERSON, Broker of Record 905-913-3331
Contract Date: 1/16/2020 **Condition:** **Ad:** N
Expiry Date: 6/30/2020 **Cond Expiry:** **Escape:**
Last Update: 1/16/2020 **CB Comm:** 2.5% Plus Hst **Original:** \$899,999