## Prepared by: SHERRY MANGAL, Salesperson ALLIED INTERNATIONAL REALTY CANADA INC., BROKERAGE

9131 Keele Street, Suite A4, Vaughan, ON L4K0G7 905-913-3331

Printed on 08/04/2020 10:26:42 AM List: \$799,900 For: Sale

29 Freer Cres

Ajax Ontario L1T4N5

Ajax Northwest Ajax Durham 267-12-N

Taxes: \$6,119.00 / 2020 SPIS: N Last Status: New

Lot 21 Plan 40M2154 DOM: 0

 Detached
 36.4 x 100.2 Feet Irreg:
 Rms: 12

 Link: N
 88.72 X 68.95 X 27.48
 Bedrooms: 4

 2-Storey
 Front On: E
 Washrooms: 4

Acre: 1x2xMain, 2x4x2nd, 1x3xLower

Dir/Cross St: Westney Rd W & Rossland Rd W

MLS#: E4855123 Sellers: Sherrie Anne Mohamed & Shawn Ramesh Doobay Lalman Contact After Exp: N

Holdover: 90 Possession Remarks: Tba Occup: Owner

PIN#: 264092043 ARN#: 180501001023642

 Kitchens:
 1
 Exterior:
 Brick
 Zoning:
 Residential

 Fam Rm:
 Y
 Drive:
 Pvt Double
 Cable TV:

Basement:FinishedGar/Gar Pk Spcs:Attached / 2.0Hydro:Fireplace/Stv:YDrive Pk Spcs:2Gas:Heat:Forced Air / GasTot Pk Spcs:4.0Phone:

A/C: Central Air UFFI: Water: Municipal

Central Vac:Pool:NoneWater Supply:

Apx Age: 16-30 Energy Cert: Sewer: Sewers
Apx Sqft: Cert Level: Spec Desig: Unknown
Assessment: GreenPIS: Farm/Agr:

POTL: Fenced Yard, Hospital, Waterfront: Elevator/Lift: Park, Place Of Worship, Public Transit, School Retirement:

Laundry Lev: Main Oth Struct: Garden Shed
Phys Hdcp-Eqp:

<u>#</u>	Room	<u>Level</u>	Length (m)	Width (m)	Description		
1	Living	Main	5.46	x 3.20	Hardwood Floor	Open Concept	Combined W/Dining
2	Dining	Main	5.46	x 3.20	Hardwood Floor	Open Concept	Combined W/Living
3	Kitchen	Main	3.68	x 2.74	Centre Island	Backsplash	Stainless Steel Appl
4	Breakfast	Main	3.68	x 2.83	Ceramic Floor	Open Concept	W/O To Deck
5	Family	Main	4.60	x 3.38	Hardwood Floor	Gas Fireplace	O/Looks Backyard
6	Laundry	Bsmt			Ceramic Floor	Side Door	Access To Garage
7	Master	2nd	6.10	x 4.57	Broadloom	W/I Closet	4 Pc Ensuite
8	2nd Br	2nd	3.66	x 3.05	Broadloom	Closet	Window
9	3rd Br	2nd	4.23	x 3.05	Broadloom	Closet	Window
10	4th Br	2nd	4.48	x 3.08	Broadloom	Closet	Window
11	Rec	Bsmt	9.23	x 3.08	Laminate	Pot Lights	3 Pc Ensuite
12	Workshop	Bsmt	4.17	x 4.23	Vinyl Floor	Separate Rm	Dropped Ceiling
	1 2 3 4 5 6 7 8 9 10	1 Living 2 Dining 3 Kitchen 4 Breakfast 5 Family 6 Laundry 7 Master 8 2nd Br 9 3rd Br 10 4th Br 11 Rec	1 Living Main 2 Dining Main 3 Kitchen Main 4 Breakfast Main 5 Family Main 6 Laundry Bsmt 7 Master 2nd 8 2nd Br 2nd 9 3rd Br 2nd 10 4th Br 2nd 11 Rec Bsmt	1       Living       Main       5.46         2       Dining       Main       5.46         3       Kitchen       Main       3.68         4       Breakfast       Main       3.68         5       Family       Main       4.60         6       Laundry       Bsmt         7       Master       2nd       6.10         8       2nd Br       2nd       3.66         9       3rd Br       2nd       4.23         10       4th Br       2nd       4.48         11       Rec       Bsmt       9.23	1       Living       Main       5.46       x 3.20         2       Dining       Main       5.46       x 3.20         3       Kitchen       Main       3.68       x 2.74         4       Breakfast       Main       3.68       x 2.83         5       Family       Main       4.60       x 3.38         6       Laundry       Bsmt         7       Master       2nd       6.10       x 4.57         8       2nd Br       2nd       3.66       x 3.05         9       3rd Br       2nd       4.23       x 3.05         10       4th Br       2nd       4.48       x 3.08         11       Rec       Bsmt       9.23       x 3.08	1         Living         Main         5.46         x 3.20         Hardwood Floor           2         Dining         Main         5.46         x 3.20         Hardwood Floor           3         Kitchen         Main         3.68         x 2.74         Centre Island           4         Breakfast         Main         3.68         x 2.83         Ceramic Floor           5         Family         Main         4.60         x 3.38         Hardwood Floor           6         Laundry         Bsmt         Ceramic Floor           7         Master         2nd         6.10         x 4.57         Broadloom           8         2nd Br         2nd         3.66         x 3.05         Broadloom           9         3rd Br         2nd         4.23         x 3.05         Broadloom           10         4th Br         2nd         4.48         x 3.08         Broadloom           11         Rec         Bsmt         9.23         x 3.08         Laminate	1 Living Main 5.46 x 3.20 Hardwood Floor Open Concept 2 Dining Main 5.46 x 3.20 Hardwood Floor Open Concept 3 Kitchen Main 3.68 x 2.74 Centre Island Backsplash 4 Breakfast Main 3.68 x 2.83 Ceramic Floor Open Concept 5 Family Main 4.60 x 3.38 Hardwood Floor Gas Fireplace 6 Laundry Bsmt Ceramic Floor Side Door 7 Master 2nd 6.10 x 4.57 Broadloom W/I Closet 8 2nd Br 2nd 3.66 x 3.05 Broadloom Closet 9 3rd Br 2nd 4.23 x 3.05 Broadloom Closet 10 4th Br 2nd 4.48 x 3.08 Broadloom Closet 11 Rec Bsmt 9.23 x 3.08 Laminate Pot Lights

Client Remks: Opportunity Knocks! Welcome To This Beautiful 4 Bedroom Home Located In A Lovely Family Oriented Neighbourhood! The Interlocking Stone Walkway, Stairs & Porch Leads You To This Open Concept Home Freshly Painted, Gas Fireplace, Hardwood Floors With A Hugh Kitchen That Walks-Out To A Hugh Backyard With A 2-Tier Deck With A Hot Tub (2019) Ready For You To Enjoy With Family & Friends. Close To All Amenities; Schools, Parks, Shops, Place Of Worship, Transit, 401..

Extras: Stainless Steel; Fridge, Gas Stove, Dishwasher, Built-In Microwave. Washer & Dryer, All Electric Light Fixtures, Window Coverings, Garage Door Openers & Remotes, Roof (2018), A/C (2019) & Hot Water Tank Rental. Exclude Freezer.

Brkage Remks: Lbx For Easy Showings! Min. 1/2 Hr Notice. Offers Will Be Reviewed On August 11, 2020, Pls Register By 4Pm. Seller Has The Right To Accept Pre-Emptive Offer. Attach Schedule B & 801 Form, Email To Smangal9300@Gmail.Com. Buyer & Buyer's Agent To Verify Taxes & Measurements

Mortgage Comments: \*Please Follow Covid-19 Protocols! Disclaimer Needs To Be Filled Out & Sent To L/A Prior To Showing. Deposit Cheque Needs To Be Certified\*

ALLIED INTERNATIONAL REALTY CANADA INC., BROKERAGE Ph. 905-913-3331 Fax: 905-913-3332

9131 Keele Street, Suite A4 Vaughan L4K0G7 SHERRY MANGAL, Salesperson 416-939-9300

 Contract Date: 8/04/2020
 Condition:
 Ad: N

 Expiry Date: 2/04/2021
 Cond Expiry:
 Escape:

Last Update: 8/04/2020 CB Comm: 2.5% + Hst Thank-You For Showing! Original: \$799,900