


Prepared by **CAROLYNE LEDERER, Principal Broker**  
**CAROLYNE (REALTY) CORP., BROKER**  
 905-458-6711  
 6/13/2005

Virtual Tour

	32 Mansfield St Brampton, Ontario L6S2Y5 445-48-U		\$349,900
	<b>SPIS:</b>		<b>Taxes:</b> \$3,447.14/2005
Detached	<b>Fronting On:</b> E	<b>Rooms:</b>	8+2
2-Storey	<b>Acreage:</b>	<b>Bedrooms:</b>	4
<b>Dir/Cross St:</b>	S/E Wms & Dixie	<b>Washrooms:</b>	3
<b>Lot:</b>	60X120 Feet		1x4, 1x2, 1x3
<b>Lot Irreg:</b> Front = Arc47.50+12*			
<b>MLS#:</b> W696205	<b>DOM:</b> 1	<b>Occup:</b> Owner	<b>Possession:</b> July 28/Tba
<b>PIN#:</b>	<b>Contract Date:</b> 6/12/2005		
<b>Kitchens:</b> 1	<b>Exterior:</b> Brick	<b>Zoning:</b> Res	
<b>Fam Rm:</b> Y	Wood	<b>Cable TV:</b> Hydro:	
<b>Basement:</b> Part Fin	<b>Drive:</b> Pvt Double	<b>Gas:</b> Phone:	
<b>Fireplace/Stv:</b> Y	<b>GarType/Spaces:</b> Attached/2	<b>Water:</b> Municipal	
<b>Heat:</b> Gas	<b>Parking Spaces:</b> 2	<b>Water Supply:</b>	
Forced Air	<b>UFFI:</b> No	<b>Sewers:</b> Sewers	
<b>CAC:</b> Y	<b>Pool:</b> None	<b>Spec Desig:</b> Unknown	
<b>Apx Age:</b> 16-30	Level	<b>Farm/Agr:</b>	
<b>Apx Sqft:</b>	Grnbelt/Conserv		
<b>Assessment:</b>	Park		
<b># Room</b>	<b>Level</b>	<b>Dimensions (m)</b>	
1 Living	Ground	4.8 x 3.48	Skylight Hardwood Floor Cathedral Ceiling
2 Dining	Ground	3.65 x 3	O/Looks Living Hardwood Floor Open Concept
3 Kitchen	Ground	5.01 x 2.75	Bay Window Renovated Family Size Kitchen
4 Family	Ground	6.05 x 3.32	W/O To Deck Fireplace Sunken Room
5 Master	2Nd	4.1 x 3.97	3 Pc Ensuite W/I Closet Broadloom
6 2nd Br	2Nd	3.56 x 3.04	O/Looks Park Large Closet Broadloom
7 3rd Br	2Nd	3.12 x 2.76	O/Looks Park Large Closet Broadloom
8 4th Br	2Nd	2.8 x 2.76	Large Closet East View Broadloom
9 Other	Lower	6.05 x 3.32	Fireplace Broadloom
<p>Location,Location,Location. Nestled In Quiet Executive Subdivision. All Detached Homes; No Semi's Or Townhouses. Too Many Updates To List;See F-Sht At Prop Or Fax Button.Wonderful Nuwest Model On Oversize Lot Near Park Walkway. Currently Spa Room Lower Leve.Home Biz.</p> <p>Carson Dunlop Pre-Inpect Report Avail.Huge Private Backyard. Check Fabulous Photos At Web Site Or Fax Button On Mls. Note Great Street Shots At V-Tour. People Love To Live In This Subdivision. Crescent Hill Park</p>			

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