


Prepared by **CAROLYNE LEDERER**  
**CAROLYNE (REALTY) CORP.**  
 905-458-6711  
 5/3/2004

Virtual Tour

	<b>58 Mansfield St</b> <span style="float: right;"><b>\$359,000</b></span> Brampton, Ontario L6S2Y5 445-48-U SPIS: Y <span style="float: right;">Taxes: \$3,586.02/2004</span>																																																																																																																																						
	Detached 2-Storey Dir/Cross St: Se Dixie & Wms.Pkway Lot: 45.61X154.28 Feet Lot Irreg: W=130.49 Rear=74.74	Fronting On: W Acreage:	Rooms: 9 Bedrooms: 4 Washrooms: 3 1x4, 1x3, 1x2																																																																																																																																				
MLS#: W449821 <span style="margin-left: 150px;">DOM: 2</span> <span style="margin-left: 150px;">Occup: Owner</span> <span style="float: right;">Possession: 60D/Tba</span> PIN#:																																																																																																																																							
Kitchens: 1 Fam Rm: Y Basement: Full Fireplace/Stv: Y Heat: Gas Forced Air CAC: Y Apx Age: 16-30 Apx Sqft: Assessment:	Exterior: Brick Wood Drive: Pvt Double Gar Type/Spaces: Attached/2 Parking Spaces: 2 UFFI: No Pool: None Level Green Park	Zoning: S F Res Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewers: Sewers Spec Desig: Unknown Farm/Agr:																																																																																																																																					
<table border="1"> <thead> <tr> <th># Room</th> <th>Level</th> <th colspan="2">Dimensions (m)</th> <th></th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>1 Living</td> <td>Ground</td> <td>5</td> <td>x</td> <td>3.6</td> <td>Broadloom</td> <td>Cathedral Ceiling</td> </tr> <tr> <td>2 Dining</td> <td>In Betwn</td> <td>4.2</td> <td>x</td> <td>3.6</td> <td>Broadloom</td> <td>O/Looks Living</td> </tr> <tr> <td>3 Kitchen</td> <td>In Betwn</td> <td>5.6</td> <td>x</td> <td>3.45</td> <td>Hardwood Floor</td> <td>O/Looks Family</td> </tr> <tr> <td>4 Family</td> <td>Main</td> <td>6.06</td> <td>x</td> <td>3.3</td> <td>W/O To Deck</td> <td>Gas Fireplace</td> </tr> <tr> <td>5 Master</td> <td>2Nd</td> <td>4.2</td> <td>x</td> <td>4</td> <td>Large Closet</td> <td>3 Pc Ensuite</td> </tr> <tr> <td>6 2nd Br</td> <td>2Nd</td> <td>3.49</td> <td>x</td> <td>3.03</td> <td>Broadloom</td> <td>Large Closet</td> </tr> <tr> <td>7 3rd Br</td> <td>2Nd</td> <td>3.25</td> <td>x</td> <td>3.1</td> <td>Broadloom</td> <td>Large Closet</td> </tr> <tr> <td>8 4th Br</td> <td>2Nd</td> <td>2.8</td> <td>x</td> <td>2.7</td> <td>Broadloom</td> <td>Large Closet</td> </tr> <tr> <td>9 Family</td> <td>Lower</td> <td>6</td> <td>x</td> <td>3.3</td> <td>W/O To Greenbelt</td> <td>W/O To Patio</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Open Concept</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Open Concept</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>O/Looks Garden</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>O/Looks Garden</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Separate Shower</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Updated</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Updated</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Updated</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Broadloom</td> </tr> </tbody> </table>			# Room	Level	Dimensions (m)					1 Living	Ground	5	x	3.6	Broadloom	Cathedral Ceiling	2 Dining	In Betwn	4.2	x	3.6	Broadloom	O/Looks Living	3 Kitchen	In Betwn	5.6	x	3.45	Hardwood Floor	O/Looks Family	4 Family	Main	6.06	x	3.3	W/O To Deck	Gas Fireplace	5 Master	2Nd	4.2	x	4	Large Closet	3 Pc Ensuite	6 2nd Br	2Nd	3.49	x	3.03	Broadloom	Large Closet	7 3rd Br	2Nd	3.25	x	3.1	Broadloom	Large Closet	8 4th Br	2Nd	2.8	x	2.7	Broadloom	Large Closet	9 Family	Lower	6	x	3.3	W/O To Greenbelt	W/O To Patio							Open Concept							Open Concept							O/Looks Garden							O/Looks Garden							Separate Shower							Updated							Updated							Updated							Broadloom
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Generous Private Premium Pool-Size Pie Lot With Gate To Creshill Pk. Beautiful Hardwood Floors-Some Areas. Lg. Kitchen.Laundry Chute Full Mirror,To Main Fl Laundryrm. Separate Side Entrance. Mail Delivery. Amazing Workshop!Must Be Seen To Apprec Most Recent Comp Sold 360K. Most New Windows; New Furn&Filter 2001;Roof Re-Shing '94.Custom Deck/Patio. Gas Firepl.Auto Gar Op. Prof.Decor & Prof.Landsc. Well-Kept. In Subdiv. All Detached Homes. Pre-Inspection Report At Loc.																																																																																																																																							

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