

Prepared by **CAROLYNE LEDERER, Broker of Record**
CAROLYNE (REALTY) CORP., BROKERAGE
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 905-458-6711
 3/3/2008



171 Avondale Blvd \$319,000
 Brampton, Ontario L6T1J1 W24 - -
SPIS: N **Taxes: \$3,359.12/2007**

Detached **Fronting** E **Rooms:** 7
On:
 Bungalow **Acreeage:** **Bedrooms:** 3
Dir/Cross Orenda & Dixie **Washrooms:** 2
St:
Lot: 55X110 Feet
Lot Irreg: Inground Cement Pool - 1x4, 1x2xMain
 Old Easements

MLS#: W1317373 **DOM: 3** **Possession: April 24**
PIN#: **Contract** 3/1/2008
Date:

<p>Kitchens: 1 Fam Rm: Y Basement: Part Fin</p> <p>Fireplace/Stv: Y Heat: Gas Forced Air</p> <p>CAC: Y Central N Vac:</p> <p>Apx Age: Apx Sqft: Assessment:</p> <p>Elevator: Laundry Lev:</p>	<p>Exterior: Brick Vinyl Siding</p> <p>Drive: Private</p> <p>GarType/Spaces: None/0</p> <p>Parking Spaces: 3</p> <p>UFFI:</p> <p>Pool: Inground</p>	<p>Zoning: Note: 3% Co-Op Commission</p> <p>Cable TV: Hydro:</p> <p>Gas: Phone:</p> <p>Water: Municipal</p> <p>Water Supply:</p> <p>Sewers: Sewers</p> <p>Spec Desig: Unknown</p> <p>Farm/Agr:</p> <p>Waterfront:</p> <p>Retirement: N</p>
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#	Room	Level	Dimensions (m)		
1	Living	Ground	x	Combined W/Dining	Bow Window
2	Dining	Ground	x	L-Shaped Room	
3	Kitchen	Main	x		
4	Sunroom	Main	x	O/Looks Pool	Combined W/Kitchen 2 Pc Bath
5	Master	Main	x	Walk-In Bath	
6	2nd Br	Main	x		
7	3rd Br	Main	x		
8	Family	In Betwn	x	Stone Fireplace	Large Window

Cottage Life In The City. Seller Has Spent \$\$\$ On Interlock Landscape, Up-To-Date Pool & Equip; Reno'd - Shingles, Windows, Doors, Soffit/Fascia, Ikea Kitchen, Special Membrane On Rustic-Sunroom Roof, Updated Ski-Lite (See Feature Sheet Details; Nearly Maintenance-Free Yard (No Grass In Backyd). Vibrant Colours. Fresh Paint. Six Quite New (Some Stainless) Appliances; Pool Equip; Cent/Air; Air Cleaner/Humidifier;

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