


Prepared by **CAROLYNE LEDERER, Broker of Record**  
**CAROLYNE (REALTY) CORP., BROKERAGE**  
 44 Queen St.,E., Ste. 214, Brampton, ON L6V1A2  
 905-458-6711  
 12/1/2006

[Virtual Tour](#)

	57 Greenmount Rd		\$324,900		
	Brampton, Ontario L6S1T7		453-50-V		
<b>SPIS:</b> Y		<b>Taxes:</b> \$2,794.60/2006			
Detached	<b>Fronting On:</b> S	<b>Rooms:</b>	6+1		
2-Storey	<b>Acreage:</b>	<b>Bedrooms:</b>	3+1		
<b>Dir/Cross St:</b>	Central Pk/Torbram	<b>Washrooms:</b>	2		
<b>Lot:</b>	47.28X115.98 Feet	1x4, 1x3			
<b>Lot Irreg:</b>	Rear 60' W=117.5				
<b>MLS#:</b> W1026613	<b>DOM:</b> 20	<b>Occup:</b> Owner	<b>Possession:</b> 30 Days/ T B A		
<b>PIN#:</b>	<b>Contract Date:</b>	11/11/2006			
<b>Kitchens:</b> 1	<b>Exterior:</b>	Alum Siding	<b>Zoning:</b>		
<b>Fam Rm:</b> Y		Brick	<b>Cable TV:</b>	<b>Hydro:</b>	
<b>Basement:</b> Finished	<b>Drive:</b>	Private	<b>Gas:</b>	<b>Phone:</b>	
<b>Fireplace/Stv:</b> Y	<b>GarType/Spaces:</b>	Attached/1	<b>Water:</b>	Municipal	
<b>Heat:</b> Gas	<b>Parking Spaces:</b>	6	<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> 31-50			<b>Farm/Agr:</b>		
<b>Apx Sqft:</b>		Park			
<b>Assessment:</b>		Public Transit			
<b># Room</b>	<b>Level</b>	<b>Dimensions (m)</b>			
1 Kitchen	Main	5.40 x 2.26	Ceramic Floor	B/I Dishwasher	Family Size Kitchen
2 Living	Main	4.27 x 3.82	Hardwood Floor	Bow Window	Combined W/Dining
3 Dining	Main	3.37 x 2.26	Hardwood Floor	Combined W/Living	Open Concept
4 Master	In Betwn	5.32 x 3.36	His/Hers Closets	Walk-Thru	Parquet Floor
5 2nd Br	In Betwn	3.35 x 3.21	Broadloom	W/I Closet	Parquet Floor
6 3rd Br	In Betwn	3.00 x 2.26	Broadloom	Parquet Floor	Overlook Patio
7 Rec	Bsmt	6.45 x 4.48	Fireplace	Wet Bar	3 Pc Ensuite
Priced Like A Semi - Fully Detached***Amazing Size Bathrm 3.36X2.03 Walk-Thru To King Size Master.Br's Berber O/Parquet. Breaker Panel.Replaced Furnace And Hwt. Very Private; Wonderful Side Yd Gr Lev O/S Deck Mature Trees Between Houses. Real Horseshoe Pit.Mail Delivery.Full					

Fenced.Front Veranda.Baked Enamel Soffits,Trim.New Windows.Orig Shingles Redone.  
Merlot (Rosewood Colour) Real Hardwood. Arthritic Door Handles,800 Series Doors.  
Desireable Part Of G-Section @Groveland. Note: Fast Closing Available.

Toronto Real Estate Board (TREB) assumes no responsibility for the accuracy of any  
information shown. Copyright TREB 2006