

Prepared by **CAROLYNE LEDERER, Broker of Record**
CAROLYNE (REALTY) CORP., BROKERAGE
 44 Queen St.,E., Ste. 214, Brampton, ON L6V1A2
 905-458-6711
 11/3/2007



23 Lansdowne Dr \$455,000
 Brampton, Ontario L6S5V4 445-46-U
SPIS: N **Taxes:** \$5,158/2007

Detached **Fronting** W **Rooms:** 9+4
On:
 2-Storey **Acreage:** **Bedrooms:** 4+2
Dir/Cross Parr Lake(S) Vodden **Washrooms:** 4
St:
Lot: 50X115 Feet 3x4, 1x2
Lot Irreg: Size To Be Verified

MLS#: W1253523 **DOM:** 5 **Occup:** Owner **Possession:** Immediate
 Tba
PIN#: **Contract** 10/31/2007 **Lease**
Date: **Term:**

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Gas Forced Air CAC: Y Apx Age: Apx Sqft: Assessment:	Exterior: Brick Drive: Private GarType/Spaces: Attached/2 Parking Spaces: 5 UFFI: Pool: None Level Lake/Pond/River Park	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewers: Sewers Spec Desig: Unknown Farm/Agr:
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<u># Room</u>	<u>Level</u>	<u>Dimensions</u> <u>(m)</u>			
1 Living	Main	6.01 x 3.48	Broadloom	Se View	Separate Rm
2 Dining	Main	4.37 x 3.45	Hardwood Floor	Separate Rm	
3 Kitchen	Main	6.06 x 5.43	Ceramic Floor	Family Size Kitchen	W/O To Yard
4 Family	Main	5.47 x 3.49	Hardwood Floor	Fireplace	
5 Den	Main	3.45 x 2.84	Broadloom		
6 Master	2nd	7.11 x 6.04	Hardwood Floor	W/I Closet	Large Closet
7 2nd Br	2nd	4.47 x 3.31	Double Closet		
8 3rd Br	2nd	4.33 x 3.57	Double Closet		
9 4th Br	2nd	3.53 x 2.93			

Immediate Possession.Exceptional Value In Today's Market. Opportunity To Secure A Home In One Of Brampton's Better Locations.Parr Lake, Shops, Buses,Schools.Small Upscale Subdivision Is Very Private Enclave With Little Traffic;Mature Landscape.Edge Of Bramalea Woods 'L' Sect

Main Fl Den + F/Rm Finished Basement - High Ceilings; With 2 Guest Bedrooms And Full Washroom. Scarlet O'hara Style Stairway Leads To 'Massive' Master Bedroom At Rear Of The Floorplan.Main Floor Has Wide Deep Solarium Off Kitchen,& Hot Tub

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