


Prepared by **CAROLYNE LEDERER, Principal Broker**
CAROLYNE (REALTY) CORP., BROKER
905-458-6711
4/3/2006

	88 Moffatt Ave		\$279,900	
	Brampton, Ontario L6Y2P3 452-41-Y			
SPIS:		Taxes: \$2,752.56/2005		
Detached	Fronting On: N	Rooms:	6+1	
2-Storey	Acreage:	Bedrooms:	3	
Dir/Cross St:	Duggan @ Charolais		Washrooms:	2
Lot:	12X30.69 Metres		1x2, 1x4	
Lot Irreg:				
MLS#: W870060		DOM: 7	Occup: Owner	Possession: July 11 -Tba
PIN#:		Contract Date:	3/29/2006	
Kitchens: 1	Exterior: Brick	Zoning:		
Fam Rm: N	Drive: Pvt Double	Cable TV:	Hydro:	
Basement: Finished	GarType/Spaces: Attached/2	Gas:	Phone:	
Fireplace/Stv: N	Parking Spaces: 4	Water: Municipal		
Heat: Gas Forced Air	UFFI: No	Water Supply:		
CAC: Y	Pool: None	Sewers: Sewers		
Apx Age:		Spec Desig: Unknown		
Apx Sqft:		Farm/Agr:		
Assessment:				
# Room	Level	Dimensions (m)		
1 Living	Main	6.73 x 3.21	Combined W/Dining	W/O To Deck Broadloom
2 Dining	Main	x	Combined W/Living	Broadloom
3 Kitchen	Main	3.57 x 3.14	Double Sink	South View Breakfast Area
4 Master	2Nd	4.01 x 3.04	Large Closet	Broadloom
5 2nd Br	2Nd	3.04 x 2.36	Large Closet	Broadloom
6 3rd Br	2Nd	2.95 x 2.91	Large Closet	Broadloom
7 Rec	Lower	5.85 x 4.08	Irregular Rm	Broadloom
9 Laundry	Lower	3.20 x 3.20		
<p>Amazing Value!!! ***Note Commission. Fully Detached Nice Starter Home. Perfectly Priced; Includes 6 Appliances. Minutes To Brampton Shopper's World. Easy Hwy Access To Everywhere. Texmex Colours; See F-Sheet. Lots Of Cabinets.Great Starter Home In High Demand Area</p> <p>Fridge, Stove, Microwave/Exhaust Hood Built-In, Dishwasher, Washer, Dryer; Gar Opener, C/Air, C/Vac, Upgrade Pickets & Oak Handrail. Large Deck; Front Veranda; Flagstone Path</p>				

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