


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

	37 Montjoy Cres Brampton, Ontario L6S3E6 445-48-T		\$297,900
	<b>SPIS:</b> Y		<b>Taxes:</b> \$2,789.75/2005
Semi-Detached		<b>Fronting On:</b> N	<b>Rooms:</b> 6+4
Backsplit 4		<b>Acreage:</b>	<b>Bedrooms:</b> 3+2
<b>Dir/Cross St:</b> Dixie & Mansion@ Wms		<b>Washrooms:</b> 2	
<b>Lot:</b> 50X110 Feet		1x4, 1x3	
<b>Lot Irreg:</b> Frtarc 35+15=50 Curve			
<b>MLS#:</b> W859127	<b>DOM:</b> 21	<b>Occup:</b> Tenant	<b>Possession:</b> May/June
<b>PIN#:</b>	<b>Contract Date:</b> 3/14/2006		
<b>Kitchens:</b> 2	<b>Exterior:</b> Brick	<b>Zoning:</b>	
<b>Fam Rm:</b> Y	<b>Drive:</b> Circular	<b>Cable TV:</b>	<b>Hydro:</b>
<b>Basement:</b> Finished Sep Entrance	<b>GarType/Spaces:</b> Attached/1	<b>Gas:</b>	<b>Phone:</b>
<b>Fireplace/Stv:</b> Y	<b>Parking Spaces:</b> 6	<b>Water:</b> Municipal	
<b>Heat:</b> Gas Forced Air	<b>UFFI:</b>	<b>Water Supply:</b>	
<b>CAC:</b> Y	<b>Pool:</b> None	<b>Sewers:</b> Sewers	
<b>Apx Age:</b>		<b>Spec Desig:</b> Unknown	
<b>Apx Sqft:</b>	Park	<b>Farm/Agr:</b>	
<b>Assessment:</b>	Rec Centre		
<b># Room</b>	<b>Level</b>	<b>Dimensions (m)</b>	
1 Kitchen	Main	5.39 x 2.94	Updated East View Family Size Kitchen
2 Dining	Main	x	Combined W/Living
3 Living	Main	6.68 x 3.06	Combined W/Dining South View Bow Window
4 Master	2Nd	5.03 x 3.06	Semi Ensuite O/Looks Garden Large Closet
5 2nd Br	2Nd	2.98 x 2.72	O/Looks Garden
6 3rd Br	2Nd	2.66 x 2.24	O/Looks Garden
7 Family	In Betwn	7.04 x 7.00	Brick Fireplace B/l Bar
8 4th Br	Lower	3.42 x 2.67	
9 5th Br	Lower	2.56 x 2.33	
2 Kitchens.Updated Main Kit.Cabs.Counters. Kit Did Overlook Familyrm; Can Be Reopened; See Feature Sheet. Shingles'95, Furnace '96,Windows 12 Yrs. Gar Door Op. Breakers. 200 Amp. Great Investoropp.Or Large Family Home;Basemt Great For Teens/Nanny.Lg.Deck;Tool Shed;Circ.Drive			
Totally Private Separate Side Entrance 2 Basemt Bedrooms, Underground Sprinkler Sys. 2Frig,2 Stoves,2 Washers,2 Dryers,1 Micro, 4 Bar Stools,1 D/Washer, Bar Fridge, C Air,Aprilaire Humidifier,Tool Shed, Large Gr.Level Deck. Wood-Burn Firepl			

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