


Prepared by **CAROLYNE LEDERER, Broker of Record**
CAROLYNE (REALTY) CORP., BROKERAGE
905-458-6711
4/28/2006

	23 Newton Rd		\$400,000
	Brampton, Ontario L6V2P4 445-44-U		
SPIS: Y		Taxes: \$3,471.69/2005	
Detached	Fronting On: W	Rooms:	8+2
2-Storey	Acreage:	Bedrooms:	4+1
Dir/Cross St:	Centre/Tolton/Wright	Washrooms:	3
Lot:	50X110 Feet	1x2, 2x4	
Lot Irreg: Conservation Ravine			
MLS#: W885973	DOM: 10	Occup: Owner	Possession: 30/60/90
PIN#:	Contract Date: 4/19/2006		
Kitchens: 1	Exterior: Brick	Zoning:	
Fam Rm: Y	Vinyl Siding	Cable TV: Hydro:	
Basement: Finished	Drive: Private	Gas: Phone:	
Fireplace/Stv: Y	GarType/Spaces: Attached/2	Water: Municipal	
Heat: Gas	Parking Spaces: 2	Water Supply:	
Forced Air	UFFI: No	Sewers: Sewers	
CAC: Y	Pool: Inground	Spec Desig: Unknown	
Apx Age:	Ravine	Farm/Agr:	
Apx Sqft:	Treed		
Assessment:	Grnbelt/Conserv		
	Park		
# Room	Level	Dimensions (m)	
1 Living	Ground	5.79 x 3.68	French Doors Broadloom
2 Dining	Ground	3.70 x 3.48	Separate Rm Combined W/Living O/Looks Ravine
3 Kitchen	Ground	4.01 x 4.74	Renovated Eat-In Kitchen O/Looks Ravine
4 Family	Ground	5.11 x 3.43	Dry Bar Fireplace O/Looks Ravine
5 Master	Upper	6.01 x 3.77	W/I Closet O/Looks Ravine Bay Window
6 2nd Br	Upper	3.34 x 3.14	O/Looks Ravine Broadloom
7 3rd Br	Upper	3.45 x 3.16	O/Looks Ravine Parquet Floor
8 4th Br	Upper	3.52 x 2.99	Parquet Floor
9 Br	Bsmt	4.08 x 3.01	Window
Must Be Seen To Be Believed. Mix Laura Ashley & Trish Romance. Cannot Judge From The Street.Private Ravine Lot, Professionally Landscaped And Fastidiously Maintained.Inground Cement Pool. Main Floor Laundry With Side Door.Could Be Nanny Suite. Abundant Storage&Workshop.Recrm			
Note:Most Recent Comparable Area Sale=385K*** C-Vac.C-Air. Humidifier.Air Cleaner.Pella Hunt Slider Doors.Incredible Gazebo Is Like An Extra Large Room Attached To Kit/Fam Rm. Too Many Extras And Updates/Upgrades To List.More Pics @ Website			

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