

Prepared by **CAROLYNE LEDERER, Principal Broker**  
**CAROLYNE (REALTY) CORP., BROKER**  
 905-458-6711  
 3/2/2005

[Virtual Tour](#)



20 Porteous Circ \$319,000  
 Brampton, Ontario L6S5B9 446-50-T  
**SPIS:** **Taxes:** \$3,242.66/2004

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Detached **Fronting** W **Rooms:** 7+2  
**On:**  
 Bungalow **Acreage:** **Bedrooms:** 4  
**Dir/Cross** **Washrooms:** 3  
**St:** Northpk/Panda  
**Lot:** 6.71X47.32 Metres 1x5, 1x4, 1x2  
**Lot Irreg:** Professor's Lake Min

**MLS#:** W586796 **DOM:** 63 **Occup:** Owner **Possession:** April 20, 2005  
**PIN#:** **Contract Date:** 12/29/2004

<p><b>Kitchens:</b> 2  <b>Fam Rm:</b> Y  <b>Basement:</b> Fin W/O                  Sep Entrance  <b>Fireplace/Stv:</b> Y  <b>Heat:</b> Gas                  Forced Air  <b>CAC:</b> Y  <b>Apx Age:</b>  <b>Apx Sqft:</b>  <b>Assessment:</b></p>	<p><b>Exterior:</b> Brick  <b>Drive:</b> Pvt Double  <b>GarType/Spaces:</b> Built-In/2  <b>Parking Spaces:</b> 4  <b>UFFI:</b> No  <b>Pool:</b> None                  Lake/Pond/River                  Park</p>	<p><b>Zoning:</b> Res  <b>Cable TV:</b> <b>Hydro:</b>  <b>Gas:</b> <b>Phone:</b>  <b>Water:</b> Municipal  <b>Water Supply:</b>  <b>Sewers:</b> Sewers  <b>Spec Desig:</b> Unknown  <b>Farm/Agr:</b>                  Garden                  Shed</p>
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# Room	Level	Dimensions (m)			
1 Living	Main	6.2 x 4.63	Combined W/Dining	W/O To Balcony	O/Looks Garden
2 Dining	Main	6.2 x 4.63	Combined W/Living	Window	Mirrored Walls

3 Kitchen	Main	3.68 x 3.5	Family Size Kitchen	Updated	B/I Dishwasher
4 Master	Main	4.66 x 3.32	Ensuite Bath	W/I Closet	O/Looks Garden
5 Br	Main	3.67 x 3.05	Broadloom	Double Closet	East View
6 Br	Main	3.45 x 2.8	Broadloom	Double Closet	Ceiling Fan
7 Family	Ground	4.62 x 4.2	B/I Bookcase	Gas Fireplace	W/O To Yard
8 Kitchen	Ground	3.58 x 2.7	Wet Bar	O/Looks Family	Combined W/Rec
9 Br	Ground	3.2 x 2.93	East View	O/Looks Garden	Above Grade Window

Amazing Price! Reduction. Orig Owners. Super Clean! Main Bath Renov'd; Summer Kit Or Bar Area Adjacent Family Room W/O With Gas Firepl & 4 Pc. Totally Above Grade; 4th Br Or Office. Extra Lg. Main Floor Laundry With Lg. Window/Garage Access. Lawn Sprinkler System. Note Newprice

Extra Long List Of Upgrades At Property & At Mls Fax Button & At Web Site. Updated Kitchen; Shingles/03; Recent Special Upgrade Windows Main Fl & Gar Door/02; Centair/7Yrs; B/I Dishw; Microwave, Lot: Irreg Pie Shape. Must Be Seen To Appreciate

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