


Prepared by **CAROLYNE LEDERER, Principal Broker**
CAROLYNE (REALTY) CORP., BROKER
 905-458-6711
 7/5/2005

Virtual Tour

	145 Richvale Dr S		\$289,000	
	Brampton, Ontario L6Z4P6 445-46-Q			
SPIS: Y		Taxes: \$2,800.81/2005		
Detached	Fronting On: E	Rooms:	7+1	
2-Storey	Acreage:	Bedrooms:	3	
Dir/Cross St:	Notre Dame/Richvale		Washrooms:	3
Lot:	11.59X30.27 Metres		1x2, 2x4	
Lot Irreg: Id Frt As Arc/Offer				
MLS#: W701387		DOM: 17	Occup: Owner	Possession: Aug 22/Tba
PIN#:		Contract Date: 6/18/2005		
Kitchens: 1	Exterior: Brick	Zoning:		
Fam Rm: Y	Drive: Pvt Double	Cable TV:	Hydro:	
Basement: Part Fin	GarType/Spaces: Attached/2	Gas:	Phone:	
Fireplace/Stv: Y	Parking Spaces: 2	Water: Municipal		
Heat: Gas	UFFI:	Water Supply:		
Forced Air	Pool: None	Sewers: Sewers		
CAC: Y		Spec Desig: Unknown		
Apx Age:		Farm/Agr:		
Apx Sqft:	Grnbelt/Conserv			
Assessment:	Lake/Pond/River			
# Room	Level	Dimensions (m)		
1 Living	Main	4.7 x 3.08	Hardwood Floor	Combined W/Dining L-Shaped Room
2 Dining	Main	3.37 x 3	Hardwood Floor	Combined W/Living L-Shaped Room
3 Family	Main	6 x 5.75	Broadloom	Floor/Ceill Fireplace Brick Fireplace
4 Kitchen	Main	4.5 x 3.09	Ceramic Floor	Pantry Breakfast Area
5 Master	2Nd	5.76 x 2.8	Hardwood Floor	Large Closet
6 Br	2Nd	3.37 x 2.7	Parquet Floor	Large Closet
7 Br	2Nd	3.38 x 2.77	Parquet Floor	Large Closet
8 Foyer		x	Ceramic Floor	Oak Banister
9 Rec	Bsmt	5.8 x 2.85	Tile Floor	Above Grade Window
<p>Note Size Of Family Room; Large Square-Style Room, Easy Space For Large Furnishings. Upgrade Tiles And Real Wood Floors Throughout; No Brdlm, Except F/Rm. Large Diningroom Area, L-Shaped To Livingroom So Long Table Will Fit. Note Garage Has Two Separate Doors & Openers.</p> <p>Timer Dial On Bathroom Fan. Nice Neutral Upgrade Ceramics. 2 Pc At Main Entrance Foyer. Closet Doors Have Been Replaced To Match Wood Floors. Excellent Value! Priced Like A Semi; Priced To Sell.</p>				

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