

Display Room Dimensions in

Prepared by **CAROLYNE LEDERER, Broker of Record**  
**CAROLYNE (REALTY) CORP., BROKERAGE**  
 44 Queen St.,E., Ste. 214, Brampton, ON L6V1A2  
 905-458-6711  
 6/6/2008

[Virtual Tour](#)



35 Sal Circ \$357,500 For Sale  
 Brampton, Ontario L6R1G9 W24 446-51-S  
 Lot 117 Plan M1030 **Taxes:** \$0/2007  
**SPIS:** Y **Last Status:** Pc  
 Detached **Fronting On:** E **Rooms:**  
 2-Storey **Acreage:** **Bedroom**  
**Dir/Cross St:** At New Hosp \*Note Price Change **Washroc**  
 Thousands Spent  
**Lot:** 30.02X109.91 Feet **Irreg:** In Cobblestone 1x2, 1x3,  
 Landsc

**MLS#:** W1286316 **Seller:** James Moore Jack & Jennifer-Anne Donald **Contact After Exp:** N **Occup:** Owner  
**Open House:** **From:** **To:** **DOM:** 147 **Holdover:** 90 **Possession:** Flex  
**Open House Notes:** Note Co-Op Comm 3% **PIN#:**

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick	<b>Zoning:</b> 3% Commission To Co-Op - No Mkt Fee
<b>Fam Rm:</b> Y	<b>Drive:</b> Pvt Double	<b>Cable TV:</b> <b>Hydro:</b>
<b>Basement:</b> Full	<b>GarType/Spaces:</b> Attached/2	<b>Gas:</b> <b>Phone:</b>
<b>Fireplace/Stv:</b> Y	<b>Parking Spaces:</b> 4	<b>Water:</b> Municipal
<b>Heat:</b> Gas Forced Air	<b>UFFI:</b> No	<b>Water Supply:</b>
<b>CAC:</b> Y <b>Central Vac:</b> Y	<b>Pool:</b> None	<b>Sewers:</b> Sewers
<b>Apx Age:</b>	Lake/Pond/River	<b>Spec Desig:</b> Unknown
<b>Apx Sqft:</b>	Public Transit	<b>Farm/Agr:</b>
<b>Assessment:</b>		<b>Waterfront:</b>
<b>Addl Mo Fee:</b>		<b>Retirement:</b>
<b>Elevator:</b> Laundry Lev:		

# Room	Level	Dimensions (m)			
1 Living	Main	3.66 x 3.35	Broadloom	O/Looks Garden	French Doors

2 Dining	Main	3.66x 2.74	Broadloom	Coffered Ceiling	
3 Breakfast	Main	3.05x 2.44	Ceramic Floor	W/O To Patio	B/I Dishwasher
4 Kitchen	Main	3.05x 2.74	Ceramic Floor	Pantry	Double Sink
5 Family	Main	4.88x 3.66	Broadloom	Cathedral Ceiling	Gas Fireplace
6 Master	2nd	4.69x 3.66	Broadloom	W/I Closet	
7 2nd Br	2nd	3.66x 3.05	Broadloom		
8 3rd Br	2nd	3.32x 3.05	Broadloom		
9 4th Br	2nd	3.84x 2.74	Broadloom		

**Remarks For Clients:** Whatever Closing Date You Need. Absolutely Beautiful Cobblestone Professional Landscaping Front, Sides, And Rear Yard With Add'l Weeping Tile Beneath Pathway. Perfect For Busy Executives. No Grass To Cut. Must Be Seen To Appreciate. Read Feature Sheet/Webpics. Super Great Colour

**Extras:** Palette Blending Several Shades Of Today's Neutrals To Form A Peaceful And Fresh Environment Inside. All Brand New Neutral Broadloom Just Installed; New Ceramics In Kitchen And Bathrooms.

**Remarks for Brokerages:** Flexible Close. Show With Confidence. Price Takes Into Consideration For Unfinished Basement - Waiting For Your Creative Finish; Compare Other Properties In The Area. Excellent Value.

**Mortgage Comments:** Clear As Per Seller- \$20,000 List Price Adjustment(Orig Ask 383K) Has Been Made To Allow The Buyer To Put In Their Own Apartment Or 2nd Kit

CAROLYNE (REALTY) CORP., BROKERAGE 905-458-6711 Fax: 905-319-1081  
44 Queen St., E., Ste. 214, Brampton L6V1A2  
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**Appts:** 905-458-6711

<b>Contract Date:</b>	1/11/2008	<b>Condition:</b>		<b>Ad:</b>	N
<b>Expiry Date:</b>	6/30/2008	<b>Cond Expiry:</b>		<b>Escape:</b>	
<b>Last Update:</b>	6/6/2008	<b>CB Comm:</b>	Three Percent + Gst	<b>Original \$:</b>	\$383,000

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