

*Welcome to*  
*210 Simmons Boulevard, Brampton*



**RE/MAX**  
**REALTY SERVICES**  
INC., BROKERAGE

INDEPENDENTLY OWNED AND OPERATED

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**Mark & Diana\* McLean**  
**Sales Representative/Broker\***

**905/416 456-1000**







## Front

*Enclosed Front Porch With New Entry Door ('18) into foyer with ceramic floor & mirrored closet*

## Living Room

Bright Living Room With Walk-Out to Large Deck and Huge Back Yard







## Living Room

Bright Living Room With Walk-Out to Large Deck and Huge Back Yard

## Dining Room

Overlooks Gorgeous Yard







## Kitchen

Eat -In Kitchen with Ceramic Floor, Brick Backsplash, Breakfast area with Wainscoting

## Master Bedroom

Laminate Floor, Wall-Wall Closet, Semi-Ensuite Bathroom and Ceiling Fan







## 2nd Bedroom

Laminate Floor, Closet Organizers, Ceiling Fan

## 3rd Bedroom

Updated Broadloom, Closet





# Basement

Recreation room, Separate Laundry and Brand New 3 Piece Bathroom



# Backyard

Fabulous Fully Fenced Yard (Lot is 150 Feet Deep!) with Large Deck, Patio, Mature Trees and Shrubs and Garden Shed.



# 210 Simmons Boulevard Brampton

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First Time Offered, This Gem Of A Home Has Been Lovingly Maintained By the Original Family. A Huge 30' x 150' Private Landscaped Lot With Mature, Well-Groomed Trees and A Large Back Deck and Garden Shed. Great Curb Appeal With Newly Re-Paved Driveway, Enclosed Front Porch With New Entry Door to Spacious Foyer With Ceramic Floor and Mirrored Closet Doors. Ceramics Through Hallway, Powder Room and Into Eat-In Kitchen With Brick Backsplash, Oak Cabinets and Breakfast Area. Large Living Room/Dining Room With Walk-Out to Deck and Fenced Yard. Upper Floor With 3 Bedrooms Including 2 Very Spacious Bedrooms With Laminate Floors, Master With Wall-to-Wall Closet and Semi-Ensuite Bathroom (Beautifully Renovated & Featuring Granite Vanity Top). The Lower Level Offers A Large Recreation Room, Brand New 3 Piece Bathroom, Laundry Area and Storage. The Backyard Is Beautiful With Deck, Patio, Trees, Shrubs ...Just Lovely.

Updates Include: New Basement Bathroom ('18), Front Door ('18), Roof Shingles ('15), Windows and Sliding Door ('10), Furnace ('09), Driveway Re-Paved ('18), Attic Insulation ('16), Eaves ('13), Chimney ('12).

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Not intended to solicit buyers or sellers currently under contract.



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