

Welcome to 74 Roberts Crescent... Situated on a quiet beautiful tree lined Crescent featuring a large fully fenced property with private side entrance and beautifully nestled within one of Brampton's most sought after Neighbourhoods... Peel Village...



"Elegant and New" are the adjectives to describe this fabulous professionally renovated Raised Bungalow. Designed with a beautiful Open Concept Interior exhibiting Granite Counters, Hardwood Floors, 6 inch Baseboards; Crown Moulding; Interior Doors; Pot Lighting; Stainless Steel Kitchen Appliances; stunning renovated Lower Level with multiple Above Ground Windows, 4th Bedroom, Washroom and the list goes on and on... Yours to enjoy...

Mark & Diana McLean



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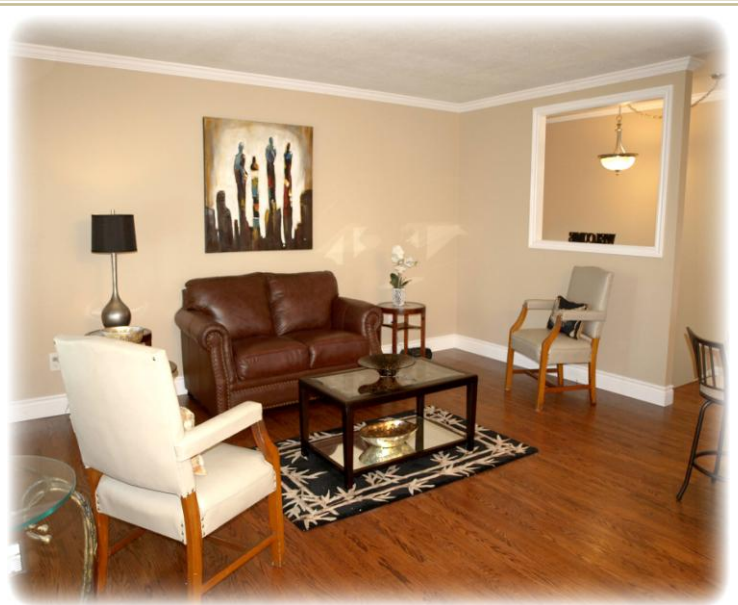
The exterior of this lovely family home is eye catching and enjoys great curb appeal with its Carport, paved Driveway accommodating 3 Cars and a stunning mature treed Streetscape to enjoy...

The front entrance enjoys an upgraded Front Door with a Palladian style insert it opens to Hardwood Floors, features a well placed architectural Cut Out and is only a few stairs to the Main Level...

The Main Level of this home has the "Wow" factor...



Exhibiting rich toned refinished Hardwood Floors, Crown Moulding, New Trimwork, 6 inch Baseboards, Interior Doors, Brushed Nickel Hardware and a...



... stunning modern Open Concept Design perfect for Entertaining or for the family Get-togethers...

The Living Room is elegant with its large Feature Window that provides a lovely view of the mature streetscape and Neighbourhood.

The Crown Moulding and Hardwood Floors beautifully continue into the Formal Dining Room exhibiting its own sizable Feature Window...



Measurements are Approximate (Metre) – Buyer/Agent to verify all Information and Measurements.

Living Room	Main	4.80 x 3.81	Hardwood	Picture Window, Crown Moulding
Dining Room	Main	3.15 x 3.00	Hardwood	Picture Window, Open Concept
Kitchen	Main	3.73 x 3.00	Ceramic	Renovated, Granite Countertops
Master Bedroom	Main	3.94 x 3.05	Hardwood	Double Closet, O/Looks Backyard
2 nd Bedroom	Main	3.35 x 2.79	Hardwood	Closet, O/Looks Backyard
3 rd Bedroom	Main	3.05 x 2.74	Hardwood	Closet, O/Looks Patio

4 Piece Washroom, Linen Closet, Coat Closet, Pantry

Recreation Room	Lower	6.32 x 4.27	Berber	Pot Lights, A/G Windows
Bonus Area	Lower	4.11 x 3.20	Ceramic	Large A/G Window
4 th Bedroom	Lower	4.38 x 3.60	Berber	Large A/G Window

4 Piece Washroom with Soaker Tub, Built In Linen Closet; Two Under stair Storage areas;
Laundry/Utility Room with Above Grade Window and B/I Cabinet.

Property Size: 48.08 Feet x 100 Feet Pie Shaped Lot 57.76 Feet across Back
Property Taxes: \$3,873.71/2013

Features and Enhancements

Beautifully renovated from Top to Bottom! One of Brampton's sought after Mature Neighbourhoods! Custom Raised Bungalow with spacious Interior Design on a quiet mature treed Crescent in Peel Village... Situated on a beautiful Pie-Shaped Lot with private Patio and sizable Garden Shed. Shows beautifully and features an updated Open Concept Kitchen open to the Living Room and Dining Room showcasing rich toned refinished Hardwood Floors and large feature Windows... Kitchen exhibits new Granite Counters, Marble Backsplash, Ceramic Floors, Centre Island with Breakfast Bar, 4 new Stainless Steel Kitchen Appliances, Pot and Pan Drawers, Pantry; Pot Lights; Crown Moulding; 2 newly renovated 4 Piece Washrooms with Ceramic Tiles and new Vanities with Granite tops and recessed Sinks, Mirrors, Toilets; New Trim, 6 inch Baseboards and Interior Door, Hardware.

Private Side Entrance to Newly Finished Lower Level with large Above-Grade Windows and New Berber that flows into a huge Open Concept Recreation Room with Pot Lights. Open to Ceramic Tiled Bonus Room with roughed in plumbing and electrical for 2nd Kitchen. Additional 4th Bedroom with new Berber and a large Above Grade Window; Laundry Facilities and additional Storage areas.

Furnace (2009), Updated Windows (Except 4 Basement Windows), Updated Entry Doors, Central Air Conditioning (2011), 25 Yr Shingles (2010); Upgraded Electric Panel. Include All Appliances, Light Fixtures, Window Coverings.



The Gourmet Kitchen is "Picture Perfect" and ready to enjoy... Showcasing an abundance of warm toned Cabinetry with Pot and Pan Drawers, Brushed Nickel Hardware, Pantry, Granite Counter Top with recessed Stainless Steel Sinks with upscale Faucet, eye catching Marble Backsplash, Crown Moulding, Built In Microwave Shelf, large Centre Island with

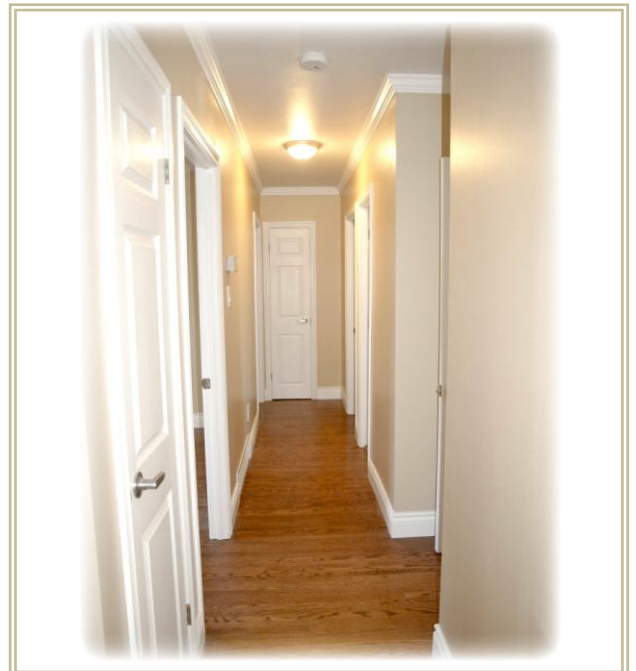
...Breakfast Bar highlighted with Granite Countertop, Pot Lighting and overlooks both the stunning Living and Dining Rooms.



Note: 4 never been used Stainless Steel Appliances are included.



The rich toned Hardwood floors continue into the Hallway and into all three Main Floor Bedrooms.





The Master Bedroom is spacious, enjoys rich toned Hardwood Floors, a Double Closet and a large window overlooking the beautiful mature Backyard.

On this level is a stunning NEW 4 Piece Washroom... featuring new white Vanity with Granite Top and recessed Sink, Toilet, Bathtub with Ceramic Surround, Ceramic Floors and Faucets.

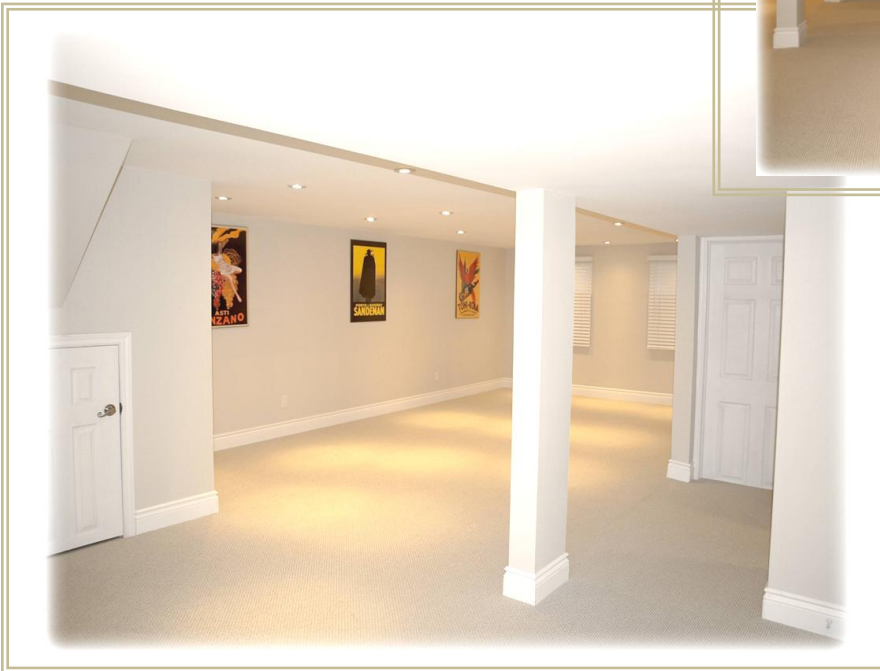


The remaining two Bedrooms are both ample in size, have Built In Closets... One Bedroom looks over the Backyard and the other overlooks the Patio... Additionally, on this level is a Linen Closet and Coat Closet.

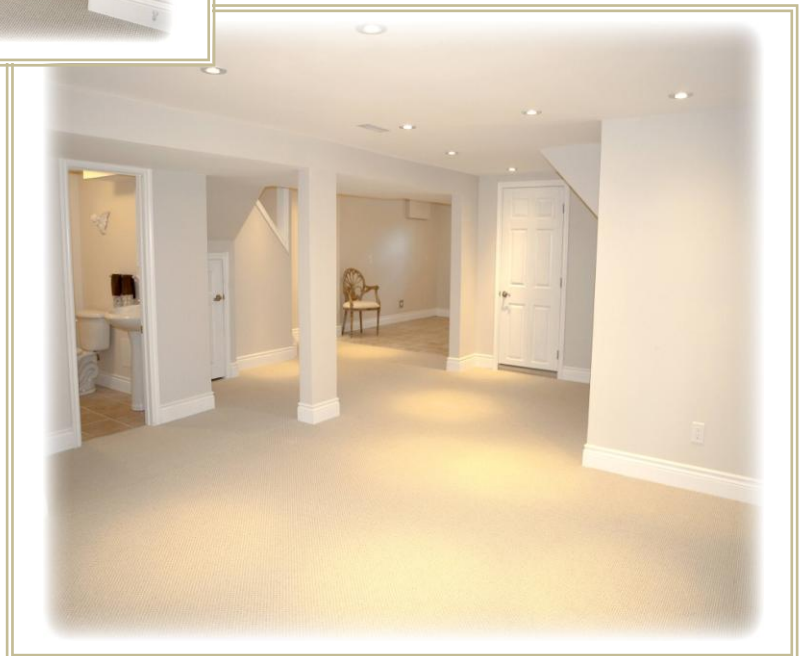




This Level has also been totally renovated with an eye for detail and exhibits a more than spacious Recreation Room with two Above Grade Windows, multiple Pot Lights, neutral décor, ample room for games area and the new light coloured Berber tastefully continues into a large 4th Bedroom with a sizable Above Grade Window.



Perfect for the whole family to enjoy...





*Access to the Lower Level
is off the Main Floor Hallway.*

*The Staircase features a midway
Landing that has a private side
Entrance with a large overhead
window providing an abundance of
natural light.*

*Boasting a large Above Grade
Window, neutral toned Ceramic
Floors, roughed in plumbing and
wiring is the "Bonus Room" that is
open to the Recreation Room... Perfect
for a... 2nd Kitchen... Wet Bar...
Home Office...*

Just Imagine... Yours to Enjoy...



*Also, on this level is a new 4 Piece
Washroom with Soaker Tub,
Ceramic Floor and Tub Surround,
White Pedestal Sink, Toilet and
Faucets; two under stair Storage
areas and a large Laundry/Utility
Room with Built in Cabinet.*

*Note: The Washer and Dryer are
included "As Is Condition".*



Beautiful Peel Village is a fabulous location...



The property is nicely landscaped and offers a walkway to the side Entrance, fenced Backyard with large mature trees and a welcoming private Patio to enjoy with family and friends.



Walk to Schools, only minutes to Shopping, Peel Village Children's Splash Park, Golf Course, Local Bus Routes and is a great Commuter's location to Highways 10, 410 and 407...







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