

70 Olde Town Road



PROPERTY DETAILS

Bedrooms: 4

Bathrooms: 1 - 5 piece 2nd,
1 - 4 pc 2nd, 1 - 2 pc ground

Square Footage:
approx. 3,100 sq. ft.

Taxes: \$4,745.81 2007

Heating: Forced Air Gas

Garage: Attached Double

Legal Description:

Plan 43M-1384 Lot 32

Lot Size - 40.03 x 125.82 feet

Possession: 90 days/TBA

OFFERED at: \$469,900

RE/MAX Realty Services Inc.

INCLUSIONS:

- Kitchenaid Stove with Ceramic Stovetop
- Whirlpool Refrigerator with Ice Maker
- B/I Kenmore Dishwasher
- B/I Kenmore Microwave
- Washer + Dryer
- All Custom Window Treatments
- Broadloom Where Laid
- Upgraded Light Fixtures
- Gazebo
- Garden Swing
- Electronic Garage Door Openers



ADDITIONAL FEATURES:

- **Renowned H & R Builder**
- **Double Door Entry to Spacious Foyer** Open to Second Floor
- **2 Separate Entrances** to Basement
- **9 Foot Ceilings** on Main Level
- **Pot Lights Throughout** Main Floor
- **3 - Sided Gas Fireplace** with Marble Facing
- Custom, Diagonally-Laid **Hardwood** Through Hallway, Living Room, Dining Room, Family Room and Den/Music Room
- Living & Dining Rooms with **Crown Moulding** and very large Windows
- **Ceiling Medallion** in Dining Room

EXCLUSIONS:

- Dining Room Light Fixture
- Light Fixture over Kitchen Counter
- Statue in Front Garden



ADDITIONAL FEATURES:

- **Kitchen and Breakfast Room with Ceramic Tiles and Breakfast Bar**
- **Kitchen** with Crown Mouldings, Corian Counters, Moulded Corian Double Sink, Glass Fronted Cabinet and Pots and Pan Drawers, Pantry, Mirrored Backsplash
- **Main Floor 2-piece Powder Room**
- **French Doors** to Garden
- **Large Family Room** Overlooking Garden
- Beautifully **Landscaped and Large Lot** with Stamped Concrete Walkways, Patios, Perennials, Shrubs and Trees, **Fully Fenced Rear Yard**

*This **Spectacular Home** is One of the Finest Properties For Sale in Brampton!*

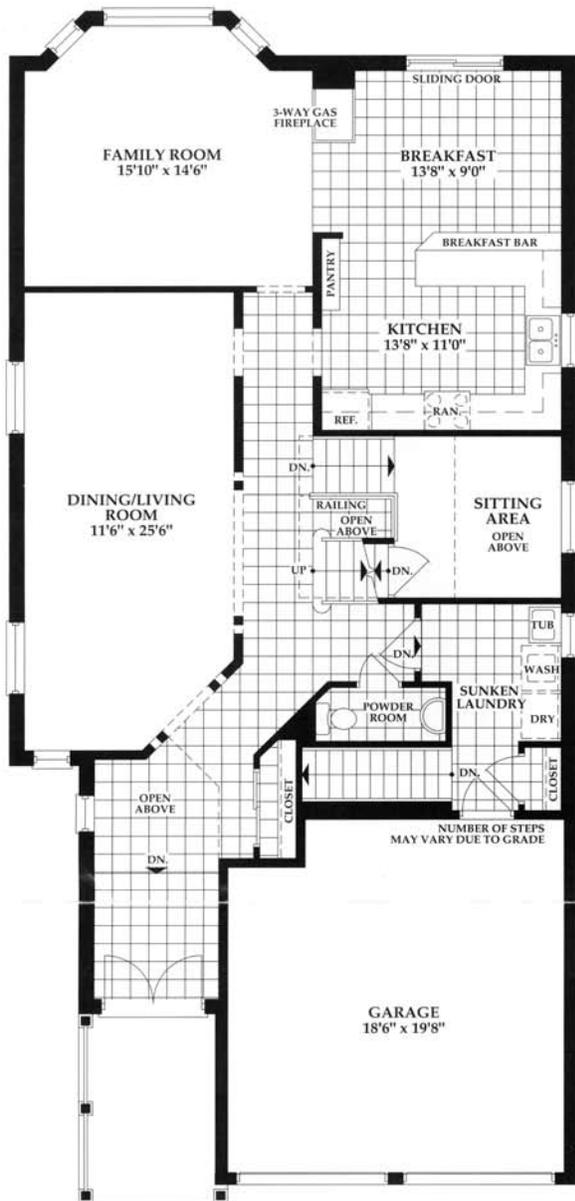
*Its **Unique Design** Offers Luxury Living and Features **Extensive Landscaping!***

*This **Splendid Home** Exudes Pride of Ownership and is located in a Convenient Area close to an **Elementary School, Public Transit, Shopping, Green Space** and a **Hospital!***



ADDITIONAL FEATURES:

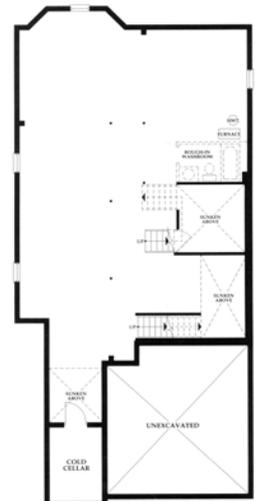
- **2 Walk-in Closets** in Master Bdrm
- Five piece Luxury Ensuite in Master Bedroom with **Soaker Tub and Separate Shower**
- **Two Separate Garage Doors**
- Asphalt Paved Driveway
- Direct Access from Garage to Laundry with Utility Closet
- Laundry Room with Ceramic Floor
- Stairway with **Dark-Stained Oak** Spindles and Hand Rail
- **Bay Windows** in Family Room and Two Bedrooms
- Den/Music Area open to 2nd Floor
- Basement includes **Rough-in** for Washroom and **Cold Storage Room**



MAIN FLOOR



SECOND FLOOR



BASEMENT



*Mark & Diana**
MCLEAN

Sales Representative / Broker*

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Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. We believe the information contained herein is reliable, but assume no responsibility for it.