


Prepared by David Villacis, Salesperson

Exclusive Private sale

198 Vodden St West Brampton Ontario, L6X-2V3

905-460-8965 or 416 440-8300 x42536

11/31/2008

	<h2>154 Winterfold Dr</h2>		Sold: \$ List: \$369,900																											
	Brampton, Ontario L6V3V8 CANADA W23 445-45-T Plan M176 Lot 156		Last Status: For Sale																											
SPIS:		DOM: 50	Taxes: \$3,500/2007																											
Detached 2-Storey Dir/Cross St: Kennedy/Bovaird Dr Lot: 54X89 Feet 2 car garage 3 lights from Highway 410 in Brampton		Fronting On: E Acreage:	Rooms: 8+4 Bedrooms: 4+3 Washrooms: 4 2x4, 1x3, 1x2																											
Seller: David Villacis & Martha Villacis			Holdover: 60-90 Occupancy: Own+Ten																											
Kitchens: 2 Fam Rm: Y Basement: 3 Bedroom Apartment Finished Fireplace/Stv: Y Heat: Gas Forced Air CAC: Y Apx Age: Apx Sqft: 2000-2500	Exterior: Brick Drive: Private GarType/Park: Attached/2 full size Parking Spaces: 3 UFFI: No Pool: None Other: Public Transit 2 schools close by Close to Highway Rec Centre	Zoning: Residential Cable TV: Y Hydro: Y Gas: Y Phone: Y Water: Municipal Water Supply: ¾ Sewers: Sewers Spec Desig: Unknown Back Yard: 2 Separated Back yards Mature Fruit trees Vegetevale area enclosed																												
<table border="1"> <thead> <tr> <th># Room</th> <th>Level</th> <th>Dimensions (ft)</th> </tr> </thead> <tbody> <tr> <td>1 Living</td> <td>Ground</td> <td>16.50 x 11.42</td> </tr> <tr> <td>2 Dining</td> <td>Ground</td> <td>11.15 x 10.01</td> </tr> <tr> <td>3 Kitchen</td> <td>Ground</td> <td>15.49 x 9.74</td> </tr> <tr> <td>4 Family</td> <td>Ground</td> <td>17.39 x 11.32</td> </tr> <tr> <td>5 Master</td> <td>2Nd</td> <td>16.24 x 12.24</td> </tr> <tr> <td>6 Br</td> <td>2Nd</td> <td>12.24 x 11.42</td> </tr> <tr> <td>7 Br</td> <td>2Nd</td> <td>13.58 x 9.74</td> </tr> <tr> <td>8 Br</td> <td>2Nd</td> <td>12.40 x 9.74</td> </tr> </tbody> </table>	# Room	Level	Dimensions (ft)	1 Living	Ground	16.50 x 11.42	2 Dining	Ground	11.15 x 10.01	3 Kitchen	Ground	15.49 x 9.74	4 Family	Ground	17.39 x 11.32	5 Master	2Nd	16.24 x 12.24	6 Br	2Nd	12.24 x 11.42	7 Br	2Nd	13.58 x 9.74	8 Br	2Nd	12.40 x 9.74	French Doors Broadloom Ceramic Floor Eat-In Kitchen Broadloom W/O To Yard 4 Pc Ensuite Double Closet Broadloom W/I Closet Broadloom W/I Closet	W/O To Yard Picture Window Broadloom	
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This Is An Ideally Located 4 Bed House With 3 Bed Basement Apartment. Stunning I-Shape Living And Dinning, Large Family Room Wiht Gas Fire Place. Main Floor Laundry, Garage Entrance Through Laundry. Approx 90 Feet Frontage. Live And Rent, Legal Basement apartment currently rented for \$950/Month (more than halh of the mortgage, depending on dow-payment)																														
Newer High Eff Furnace C/Air, New Roof Replaced '03, Gas Fire Place, Some New Carpet. School Across The Street. 2 Fridges, 2 Stoves, Dishwasher, Washer & Dryer, 2 separated private backyards that separate the upper and lower apartments. Private deck for upper apartment.																														
Show And Sell! Value Packed House With Income Generating Legal Basement apartment, finished mostly on Ceramic floors, interconnected alarms, and Water sprinklers.																														
Current Mortgage: Treat as Clear Amt: \$ Int%: 4.5 Payment: Incl: Freq: Maturity Date: Lender:		Other Encumbrances Amt: Int% Payment: Incl: Freq: Maturity Date: Lender:																												
List: David Villacis 416 440-8300 x 42536 or 905 460-8965 Owner same as seller NO OTHER SELLER WILL BE HONORED FOR THE SALE. Other Contact Martha Villacis 905 460-8965 House located close to downtown Brampton Ontario, Canada For sale Date: 10/30/2008 Expiry Date: 04/30/2009 Closing Date: 60 to 90 days after contract is sign Original Price: \$369,900 Last Update: 10/30/2008 Comments:																														

House conditions should be set at the moment to sign the sale contract agreement.