



10 Wayne Nicol Dr
Brampton Ontario L6X4H8
 Brampton Northwood Park Peel 445-41-U
SPIS: N **Taxes:** \$3,010.84 / 2015 **DOM:** 19
List: \$359,000 For: Sale 1

Condo Townhouse **#Shares%:** **Rms:** 7
 2-Storey **Locker#:** **Bedrooms:** 3
Corp#: PCCI / 345 **Level:** 1 **Washrooms:** 4
Unit#: 13 2x4x2nd, 1x2xMain, 1x4xBsmt
Zoning:
Prop Mgmt: 360 Community Management Ltd. - 905-604-3602
Dir/Cross St: Chinguacousy/Flowertown

MLS#: W3385359		Occup: Vacant		Possession: 14 Days/ T B A	
Status Cert: N		Bldg Name:		PIN#:	
Kitchens:	1	Pets Perm:	Restrict	Balcony:	None
Fam Rm:	Y	Locker:	None	Ens Lndry:	Y
Basement:	Finished / Full	Maint:	\$317.11	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Brick / Vinyl Siding
Heat:	Forced Air / Gas	Central Vac:		Garage:	Attached / 1.5
Apx Age:		UFFI:		Park/Drive:	Private
Apx Sqft:	1400-1599	Elev/Lift:	Retirement:	Park Type:	Owned
Sqft Source:	Estimate	Taxes Incl:	N Water Incl:	Park Spcs:	3
Exposure:	E	Heat Incl:	N Hydro Incl:	Park \$/Mo:	
Assessment:		Cable TV Incl:	N CAC Incl:	Prk Lgl Dsc:	
Spec Desig:	Unknown	Bldg Ins Incl:	N Prkg Incl:	Bldg Amen:	
Phys Hdp-Eqp:		Com Elem Incl:	Y		
		Cert Level:			
		Energy Cert:			
		GreenPIS:			

#	Room	Level			Description		
1	Living	Main	5.28	x 5.23	Combined W/Dining	Hardwood Floor	
2	Dining	Main	5.28	x 5.23	Combined W/Living	Hardwood Floor	
3	Family	Main	3.27	x 3.25	Hardwood Floor		
4	Kitchen	Main	3.93	x 3.27	Ceramic Floor	W/O To Yard	O/Looks Family
5	Master	2nd	5.72	x 3.73	Broadloom	4 Pc Ensuite	W/I Closet
6	2nd Br	2nd	3.70	x 3.30	Broadloom	Double Closet	
7	3rd Br	2nd	3.48	x 2.60	Broadloom	Double Closet	
8	Kitchen	Bsmt	2.13	x 1.95			
9	Rec	Bsmt	4.70	x 3.45	Broadloom		
10	4th Br	Bsmt	4.72	x 3.25	Broadloom	Closet	

Client Remks: ****Power Of Sale**** Vacant And Easy To Show. Bright And Spacious 2 Storey End Unit Townhouse. Feels Like A Semi-Detached. Main Floor Family Room Overlooks The Kitchen. Walk Out From Kitchen To Rear Yard. Large Master Bedroom With Double Door Entrance, 4 Piece Ensuite And Walk-In Closet. Double Front Door Entrance With Ceramic Front Foyer. Full Finished Basement. Interlocking Brick Front Walk Way.
Extras: Great Location. Close To All Amenities. Buyer And Buyer's Agent To Verify All Taxes, Dimensions And Maintenance Fees. Rental Items Include Water Heater, Furnace And Air Conditioner.

Listing Contracted With: CENTURY 21 FINE LIVING REALTY INC., BROKERAGE 416-849-2121