



**62 Dolphin Song Cres
 Brampton Ontario L6R2A7**

List: **\$442,000** For: **Sale** ¹

Brampton Sandringham-Wellington Peel 445-48-R

Taxes: \$3,657.61 / 2015

SPIS: N

Last Status: New

Plan 43 M1250 Pt Lot 68 Rp 43R22720 Part 13

Semi-Detached

Fronting On: N

Rms: 7 + 1

2-Storey

Acre:

Bedrooms: 3

Lot: 22.67 x 72.74 Feet

Washrooms: 3

Irreg: Irregular Pie Shaped

1x2xMain, 2x4x2nd

Dir/Cross St: Dixie / Peter Robertson

MLS#: W3323286 Possession: 14 Days/T.B.A.

PIN#:

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Private	Cable TV:	
Basement:	Finished / Full	Garage:	Built-In / 1.0	Hydro:	
Fireplace/Stv:	N	Park Spaces:	2	Gas:	
Heat:	Forced Air / Gas	UFFI:		Phone:	
A/C:	Central Air	Pool:	None	Water:	Municipal
Central Vac:		Energy Cert:		Water Supply:	
Apx Age:		Cert Level:		Sewer:	Sewers
Apx Sqft:		GreenPIS:		Spec Desig:	Unknown
Assessment:		Prop Feat:		Farm/Agr:	
Addl Mo Fee:				Waterfront:	
Elevator/Lift:				Retirement:	
Laundry Lev:				Oth Struct:	
Phys Hdp-Eqp:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	19.32	x 12.07	Parquet Floor	Combined W/Dining	Picture Window
2	Dining	Main	19.32	x 12.07	Parquet Floor	Combined W/Living	Pot Lights
3	Kitchen	Main	10.92	x 8.99	Ceramic Floor	Backsplash	Pot Lights
4	Breakfast	Main	12.40	x 8.07	Ceramic Floor	W/O To Patio	Pot Lights
5	Master	2nd	16.92	x 11.41	Parquet Floor	4 Pc Ensuite	W/I Closet
6	2nd Br	2nd	11.41	x 8.76	Parquet Floor	Closet	
7	3rd Br	2nd	12.40	x 8.99	Parquet Floor	Closet	Cathedral Ceiling
8	Rec	Bsmt	20.66	x 9.87	Ceramic Floor	Pot Lights	

Client Remks: ****Power Of Sale**** Vacant And Easy To Show. Bright And Spacious Semi-Detached Brick 2 Storey 3 Bedroom Home Located On A Premium Pie Shaped Lot. Eat In Kitchen And Breakfast Room With A Walk Out To An Interlocking Brick Patio At The Rear Of The House. Fully Fenced Rear Yard. Large Master Suite With A 4 Piece Ensuite And A Walk In Closet. Finished Basement With A Large Rec. Room. Loads Of Pot Lights Throughout The House.

Extras: Great Location. Close To All Amenities. Steps To Trinity Common Mall. All Taxes And Dimensions To Be Verified By The Purchaser And The Purchaser's Agent.

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