

Prepared by David Villacis
 198 Vodden St West Brampton Ontario, L6X-2V3
 905-460-8965 or 416 440-8300 x42536
 02/08/2010



198 Vodden St West

Brampton, Ontario W23 563-EF-45
 Plan M417 Lot 79

Sold: \$
List: \$365,000

SPIS: DOM: 50 Taxes: \$3,500/2009 Last Status: For Sale

Detached Fronting On: S Rooms: 8+3
 2-Storey Acreage: <.49 Bedrooms: 4+2
 Dir/Cross St: Hurontario/Vodden Washrooms: 4
 Lot: 40X110 Feet Irreg: 3x4, 1x2
 Double car garage
 West from Highway 10 (Main) / Vodden

Seller: David Villacis & Martha Villacis

Holdover: 60-90
 Occupancy: Owner + Ten

Kitchens: 2
 Fam Rm: Y
 Basement: 2 Bedroom Apartment
 Finished
 Fireplace/Stv: Y
 Heat: Gas
 Forced Air
 CAC: Y
 Apx Age: 20-30
 Apx Sqft: 2000-2500

Exterior: Brick
 Drive:
 GarType/Park: Attached
 Parking Spaces: 3 to 5
 UFFI: No
 Pool: None
 Other: Public Transit
 2 schools close by
 Close to Rec Centre

Zoning: Residential
 Cable TV: Y Hydro: Y
 Gas: Y Phone: Y
 Water: Municipal
 Water Supply: 1/2
 Sewers: Sewers
 Spec Desig: Unknown
 Back Yard: Private
 Deck and Terrace
 Mature Fruit trees
 and grape vines
 Vegetable area enclosed
 Design Pond

# Room	Level	Dimensions (ft)				
1 Living	Ground	16.40 x	11.81	Parquet		
2 Dining	Ground	11.81 x	9.84	Parquet		
3 Kitchen	Ground	19.68 x	11.15	Ceramic Floor	Eat-In Kitchen,	W/O To Deck
4 Family	Ground	16.4 x	11.81	Parquet	French Doors	Fireplace
5 Master Bed	2Nd	19.4 x	11.81	4 Pc In suite and 4x6 Jacuzzi	Walk-in Closet	Broadloom
6 Bed	2Nd	13.12 x	12.47	Broadloom	Closet	
7 Bed	2Nd	11.97 x	11.48	Broadloom	Closet	
8 Bed	2Nd	12.47 X	12.47	Broadloom	Closet	

This Is An Ideally Located 4 Bed House. Large Family Room With Wood Fire Place. Main Floor Laundry, Live And Rent, 1100 Square feet 2 Bedroom In-Law Basement apartment with separated entrance, Extra large Master Bedroom, and oversized bedrooms. Potential second Fireplace.

C/Air, Central Vac. Parquet and Ceramic on main floor. Ceramic on 3 bathrooms, Close to schools. 2 Fridges, 2 Stoves, Dishwasher, private backyard. Private deck, Terrace, Pond, Mature fruit trees, Beautiful 2 seats Jacuzzi, this is the only house in the neighbourhood with Deck and Terrace, with mature grape vines around it for privacy.

Show And Sell!! Value Packed House With Income Generating In-Law Basement apartment, finished on Ceramic floors, and interconnected fire alarms, independent with separated entrance on the side of the house, large cold room.

Current Mortgage: Treat as Clear

Other Encumbrances

Amt: \$ Int%:
 Payment: Incl:
 Freq: Maturity Date:
 Lender:

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List: David Villacis 416 440-8300 x 42536 or 905 460-8965

Owner same as seller

NO OTHER SELLER WILL BE HONOURED FOR THIS SALE.

Other Contact Martha Villacis 905 460-8965

House located close to downtown Brampton Ontario, Canada

For sale Date: 02/16/2010

Expiry Date: 05/30/2010

Closing Date: 60 to 90 days after contract is signed

Original Price: \$365,000

Last Update: 02/16/2010

Comments: