

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



154 Winterfold Dr

Sold: \$

Brampton, Ontario L6V3V8 CANADA W23 445-45-T

List: \$369,900

Plan M176 Lot 156

SPIS: DOM: 50 Taxes: \$3,500/2007 Last Status: For Sale

Detached Fronting On: E Rooms: 8+4
 2-Storey Acreage: Bedrooms: 4+3
 Dir/Cross St: Kennedy/Bovaird Dr Washrooms: 4
 Lot: 54X89 Feet Irreg: 2x4, 1x3, 1x2
 2 car garage
 3 lights from Highway 410 in Brampton

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: 3/4
 Sewers: Sewers
 Spec Desig: Unknown
 Back Yard: 2 Separated Back yards
 Mature Fruit trees
 Vegetevale area enclosed

# Room	Level	Dimensions (ft)			
1 Living	Ground	16.50 x 11.42	French Doors	Broadloom	
2 Dining	Ground	11.15 x 10.01	Broadloom	W/O To Yard	
3 Kitchen	Ground	15.49 x 9.74	Ceramic Floor	Eat-In Kitchen	W/O To Yard
4 Family	Ground	17.39 x 11.32	Broadloom	W/O To Yard	Picture Window
5 Master	2Nd	16.24 x 12.24	4 Pc Ensuite	Double Closet	Broadloom
6 Br	2Nd	12.24 x 11.42	Broadloom	W/I Closet	
7 Br	2Nd	13.58 x 9.74	Broadloom	W/I Closet	
8 Br	2Nd	12.40 x 9.74	Broadloom		

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			Other Encumbrances		
Amt:	\$	Int%: 4.5	Amt:		Int%
Payment:		Incl:	Payment:		Incl:
Freq:		Maturity Date:	Freq:		Maturity Date:
Lender:			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.