

PROPERTY DETAILS

Exceptional Opportunity with Limitless Potential, Lovingly updated and maintained for many years. The magnificent over-sized garden is perfect for a pool. This family home is in a very desirable area of Brampton, within walking distance to some of their best schools and nestled on a quiet child friendly crescent!

Ground Level

Warm, welcoming entrance with hardwood floors through-out most of this level. Some rooms have carpet but it is on top of the hardwood.

Living Room – Gracious & generously proportioned could easily be a living and dining room combined

- Large picture window

Kitchen – Lovely modern kitchen adjoined to the breakfast room and having a walk-out to the sunroom

- Renovated
- Oak cabinetry
- Centre Island
- Double sinks

Breakfast Room – Adjoins the kitchen with a lovely large window

Sun Room – Paneled with glass on 3 sides and a large set of sliding glass doors leading out to the deck/outdoor dining area.

- Pull down blinds to help keep it cool

Master Bedroom – Complete with a 4 piece semi-ensuite bath

- 2 sets of closets one for her and one for him with a laundry chute directly to the laundry room

Main Bath – 4 piece and semi-ensuite to the Master

- Specially designed with cement behind the tiles and a marble windowsill
- Jacuzzi Bathtub

2nd Bedroom

- Closet

3rd Bedroom/Office

- Closet

Basement - Easily converted to private entrances to allow for a basement apartment.

Recreation Room – exceptionally large room and beautifully finished

- Gas fireplace
- Broadloom
- Custom bar with fridge

4th Bedroom

Bath – 2 piece

Laundry Room with Washer & Dryer

- Cold storage area

Furnace/Workroom

14 Finchley Crescent

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Inclusions: Fridge, Stove (self- cleaning), Dishwasher, Washer, Dryer, Kitchen Island, Upright freezer, All electric light fixtures, All window coverings, Central Vacuum, Electronic Air Cleaner, Central Air Conditioner,

Landscaping
Beautiful perennial gardens and magnificent lot size, perfect for a pool with plenty of room left to play.

2 Outdoor sheds one with electricity and a concrete floor, the other with a stone floor.

Another shed that could be used for pool equipment

Notes:

Roof is approximately 10 years old
100AMP service
CAC is 1 year old
Substantial fence is 1 year old

LOCATION * LOCATION

Drive Times from Kennedy Road to:

Highway 410: 9 min.
Highway 407: 5 min.
Highway 401: 17 min.
Highway 427: 14 min.
Pearson Airport: 14 min.

Additional Information

Lot Size	53.85 x 118.02 feet, slightly irregular
Heating	Forced Air Gas Furnace, CAC, EAC,
Taxes	\$3,992.80 2019
Driveway	Private double with parking for 6 cars
Possession	60 days/TBA

Offering Price: \$679,900.

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