


Property Details

	7 Springhurst Ave		List: \$999,999 For: Sale
	Brampton Ontario L7A 1P6		
	Brampton Fletcher's Meadow Peel		
SPIS: N		Taxes: \$4,303.00 / 2023	DOM: 22
Detached		Front On: N	Rms: 16 + 2
Link: N		Acre:	Bedrooms: 3 + 1
2-Storey			Washrooms: 3
Lot: 36.09 x 80.38 Feet			1x2xMain, 1x4x2nd, 1x3xBsmt
Irreg:			
Dir/Cross St: Bovaird Dr. & Chinguacousy Rd.			

MLS#: W8215824 Contract Date: 4/09/2024 PIN#:

Possession Remarks: Flex			
Kitchens: 1	Exterior: Brick / Vinyl Siding	Zoning:	
Fam Rm: N	Drive: Pvt Double	Cable TV:	
Basement: Finished	Gar/Gar Spcs: Attached / 1.0	Hydro:	
Fireplace/Stv: N	Drive Park Spcs: 2	Gas:	
Heat: Forced Air / Gas	Tot Prk Spcs: 3.0	Phone:	
A/C: Central Air	UFFI:	Water: Municipal	
Central Vac:	Pool: None	Water Supply:	
Apx Age:	Energy Cert:	Sewer: Sewers	
Apx Sqft:	Cert Level:	Spec Desig: Unknown	
Assessment:	GreenPIS:	Farm/Agr:	
POTL:	Prop Feat: Library, Park, Public	Waterfront:	
POTL Mo Fee:	Transit, Rec Centre, School, School Bus Route	Retirement:	
Elevator/Lift:		Oth Struct: Workshop	
Laundry Lev: Lower			
Phys Hdcap-Eqp:			

#	Room	Level	Length (m)	Width (m)	Description		
1	Living	Main	2.77	x 6.43	Open Concept	Hardwood Floor	O/Looks Frontyard
2	Dining	Main	2.77	x 6.43	Open Concept	Hardwood Floor	O/Looks Backyard
3	Kitchen	Main	3.23	x 4.57	Laminate	Quartz Counter	W/O To Yard
4	Prim Bdrm	2nd	3.11	x 5.12	Hardwood Floor	W/I Closet	O/Looks Frontyard
5	2nd Br	2nd	2.74	x 3.35	Hardwood Floor	Closet	Window
6	3rd Br	2nd	3.47	x 3.08	Hardwood Floor	Closet	Window
7	Rec	Bsmt	2.77	x 6.43	Vinyl Floor	Window	
8	Br	Bsmt	4.51	x 1.55	Vinyl Floor	Window	

Client Remks: This home is one-of-a-kind! So many improvements, you need to download our attachment. Top reasons you'll love this home: 1) Curb Appeal. Quiet Double wide street, Concrete (reinforced fiber) driveway and sidewalks that span both sides of the house('18), and a Glassed in front veranda with porcelain floor. Landscaping that is supported by an inground sprinkler system. 2) Interior boasts just the right amount of finished space, with everything you need: Whole new Kitchen ('23), Quartz Counters, 2-tone Cabinets, Water-resistant Laminate Floors, Stainless Steel LG Appliances. Maple Hardwood in the majority of the home, Smooth Ceilings, Premium High-efficiency Windows, large primary with walk-in closet, Gorgeous bathrooms, and theatre room in the basement w high-resilient vinyl. 3) The backyard is an Oasis with 10 x 14 Glass (polycarbonate) covered rear deck ('19) that leads to a stone patio, 8 X 12 insulated workshop w electricity in rear yard, garden & more.

Extras: New 25-year roof ('15), Wide Access to rear from both sides of property, via sidewalk w draining system, Goodman A/C ('20), Goodman High E Furnace ('20), Noritz Tankless water heater ('20), Walking distance to GO, schools, amenities, & more

Listing Contracted With: RE/MAX REALTY ENTERPRISES INC. Ph: 905-278-3500



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Social

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Definitely intended to solicit your business, unless you are currently under contract.



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