



**74 Viceroy Cres** **Sold:**  
 Brampton, Ontario L7A1V7 W23 438-43-P **List: \$304,900**  
 Plan 1411 Pt Lot 113 Rp43 25008 Part 15  
**SPIS: N** **DOM: 134** **Taxes: \$3,008/2008** **Last Status: Sld**

**Semi-Detached** **Fronting On: E** **Rooms: 8**  
**2-Storey** **Acreage:** **Bedrooms: 4**  
**Dir/Cross St: Vankirk/Sandlewood** **Washrooms: 3**  
**Lot: 27.55X82 Feet** **Irreg:** **1x5x2nd, 1x4x2nd, 1x2xMain**

**MLS#: W1642138** **Seller:** **Contact After Exp: N** **Holdover: 120**  
**PIN#:** **Occupancy: Owner**

**Kitchens: 1**  
**Fam Rm: Y**  
**Basement: Unfinished**  
  
**Fireplace/Stv: N**  
**Heat: Gas**  
**Forced Air**  
**CAC: Y Central Vac: N**  
**Apx Age:**  
**Apx Sqft: 1500-2000**  
**Assessment:**  
**Addl Mo Fee:**  
**Elevator: N Laundry Lev: Lower**

**Exterior: Brick**  
  
**Drive: Private**  
**GarType/Spaces: Attached/1**  
**Parking Spaces: 3**  
**UFFI: No**  
**Pool: None**

**Zoning: Residential**  
**Cable TV: Hydro:**  
**Gas: Phone:**  
**Water: Municipal**  
**Water Supply:**  
**Sewers: Sewers**  
**Spec Desig: Unknown**  
**Farm/Agr:**  
**Waterfront:**  
**Retirement:**

# Room	Level	Dimensions (ft)			
1 Living	Ground	17.88 x 11.58	Broadloom	Open Concept	Combined W/Dining
2 Dining	Ground	17.88 x 11.58	Broadloom	Open Concept	Combined W/Living
3 Family	Ground	12.89 x 10.30	Broadloom	Open Concept	
4 Kitchen	Ground	10.14 x 10.01	Ceramic Floor	Double Sink	
5 Breakfast	Ground	10.14 x 7.05	Ceramic Floor	W/O To Patio	
6 Master	2nd	16.90 x 15.58	Broadloom	5 Pc Ensuite	W/I Closet
7 2nd Br	2nd	11.91 x 9.91	Broadloom	Closet	
8 3rd Br	2nd	11.58 x 11.58	Broadloom	Closet	
9 4th Br	2nd	9.91 x 9.91	Broadloom	Closet	

**Remarks For Clients:** Large And Spacious Open Concept 4 Bedrooms House In Sought After Location. Double Door Entry, Concrete Patio And Walkway, Crown Mouldings, Kitchen W/Upgraded Cabinets, Master Bedroom With Oval Tub, Separate Shower. Situated In A Nicé Family Oriented Area. Close To All Amenities. Parking For 3 Cars. One Of The Best Price 4 Bedrooms Semi In The Area.  
**Extras:** Broadloom Where Laid, All Electric Light Fixtures, All Window Coverings, Fridge, Stove, Washer, Dryer, Built-In Dishwasher, Central Air Condition, Central Vacuum. Widen Driveway.

**Mortgage Comments:** Treat As Clear As Per Seller

**List: RE/MAX CROSSROADS REALTY INC., BROKERAGE**  
**Co-Op: ROYAL LEPAGE REAL ESTATE SERVICES LTD., BROKERAGE**  
 Anita Dasilva, Salesperson ; Susan Lancaster, Broker  
**Contract Date: 6/9/2009** **Sold Date: 10/21/2009** **Leased Terms:**  
**Expiry Date: 10/31/2009** **Closing Date: 12/11/2009** **Original Price:**  
**Last Update: 10/29/2009**