

# 47 Fresnel Road, Brampton, Ontario L7A 4Z2

Listing

## 47 Fresnel Rd Brampton

**Active** / Residential Freehold / Attached / Row / Townhouse

MLS®#: **W6114184**

List Price: **\$1,149,900**

New Listing



### Peel/Brampton/Northwest Brampton

Tax Amt/Yr: **\$5,629.60/2022** Transaction: **Sale**  
SPIS: **No** DOM: **3**  
Legal Desc: **PLAN 43M2043 PT BLK 299, RP 43R39251 PT 7**

Style: **3 Storey** Rooms Rooms+: **10+0**  
Fractional Ownership: **No** BR BR+: **4(4+0)**  
Assignment: **No** Baths (F+H): **4(3+1)**  
Link: SF Range: **2500-3000**  
Stories: **3.0** SF Source:  
Lot Irreg: Lot Acres: **< 0.50**  
Lot Front: **20.01** Fronting On: **S**  
Lot Depth: **95.14**  
Lot Size Code: **Feet**  
Zoning: **R3E-4.4-2218**  
Dir/Cross St: **Veterans Dr & Wanless Dr**

Seller: **Mehreen Saeed & Mohammed Abbas**  
Recent: **06/07/2023 : NEW**  
Next OH: **Member: Sat Jun 10, 1:00PM-5:00PM**

PIN #: **143655006**  
Holdover: **90**  
Possession: **T.B.A**

ARN #: **211006000322407** Contact After Exp: **No**  
Occupancy: **Owner**  
Possession Date: **2023-06-24**

Kitch Kitch + **1 (1+0)**  
Fam Rm: **Yes**  
Basement: **Yes/Unfinished**  
Fireplace/Stv: **No**  
Heat: **Forced Air, Gas**  
A/C: **Yes/Central Air**  
Central Vac: **Yes**  
Apx Age: **0-5**  
Elevator: **No/None**  
Retirement: **No**  
Property Feat: **Hospital, Park, Place of  
Worship, Public Transit,  
School**

Exterior: **Brick, Stone**  
Drive: **Lane**  
Gar/Gar Spcs: **Attached Garage/4.0**  
Drive Pk Spcs: **2.00**  
Tot Pk Spcs: **6.00**  
UFFI: **No**  
Pool: **None**

Utilities: **Gas, Hydro, Sewers, Cable  
Available, Telephone  
Available**  
Water: **Municipal**  
Sewers: **Municipal**  
Special Desig: **Unknown**

### Remarks/Directions

Client Rmks: **OPEN HOUSE SAT JUN 10 & SUN JUN 11, 1PM-5PM>> Huge 2720 SF TWN House, 2020 built,4br+4wr.9ft Ceiling in 2nd Floor. Upgraded Kitchen with floor to ceiling pantry w/soft close cabinets, Upgraded Faucets, Tiles, Hardwood Floors & Quartz Counter Tops through out, BF/Sink Island. SS Appliances, Accented Walls in Family RM, Dining, Living and Bedrooms. MBR1 with huge balcony, W/I Closet and 5 pc En Suite, MBR2 on main floor for your elders with W/I Closet & 4 pc En Suite. Great room with over 430 SF. Huge Patio/Gazebo W/Synthetic Grass Attached to The Family Room. Rare 740 Sf Garage With 15ft Ceiling, Create A Professional Mezzanine for Extra Storage, Ample Space to Park 4 Cars Inside & 2 Outside on The Drive Way. Create A Personalized Retreat A Home Theater, A Gym, A Play Area for The Little Ones or A Possible Second Dwelling with Access from Garage to The Basement.**

Extras: **Nestled On the Borders of Mississauga,Caledon&Georgetown,You'll Enjoy the Best of All Worlds.Don't Miss Out on This Incredible Opportunity to Own a Spacious&Luxurious TwnHse in a Prime Loc.Buyer Agent to Verify All Info,Attach SchB w/Offer.**

Inclusions: **SS FRIDGE, SS STOVE/OVEN, MICROWAVE, SS DISHWASHER, LAUNDRY WASHER&DRYER, HUGE GAZEBO, ALL LIGHTS&FIXTURES, BLINDS&WINDOW COVERINGS,SMART THERMOSTAT,DD GARAGE DOOR OPENERS, GRARAGE LED LIGHTS**

Exclusions: **DOOR BELL, 2 BBQ GRILLS, FLOOD LOGHT IN THE BACK, SMART LOCK FOR THE MAIN DOOR**

Rental Items: **HOT WATER TANK**

Broker Rmks: **Close To Public Transportation, 7-Minute Drive to The Go Station & Hwy 410.Schools, Parks, Community Centers, Shopping Destinations, Places of Worship Are All Within A 10-Min Radius, Making Everyday Life Incredibly Convenient. Buyer Agent To Verify Measurements &Taxes& Other Info**

Mortgage Comments:

