

Welcome to

17 Penhurst Dr., Brooklin



\$319,900

Immaculate Brooklin bungalow (1560 sq ft) by Queensgate Homes. Offering 9' ceilings, 3 bedrooms, open concept. Large master bedroom features 4-piece ensuite bath with large soaker tub, separate shower & walk-in closet. Main floor laundry with separate entrance from garage to house. Premium maple hardwood in family room & living room/dining room accented with raised ceilings & decorative interior pillars. Main floor family room warmed by a gas fireplace & open to kitchen. Clean white kitchen with premium appliances, ceramic back splash, extra tall cabinets, pantry & breakfast bar. Eat-in kitchen with walkout to large wrap-around deck for entertaining & relaxation & fully fenced yard. Room sizes as per Builder plan "Belgrave".



17 Penhurst Dr
 Brooklin, Ontario L1M2E1 E19 252-23-F
 SPIS: Y Taxes: \$4,335.68/2009

Detached Fronting On: E Rooms: 8
 Bungalow Acreage: < .49 Bedrooms: 3
 Dir/Cross St: Winchester & Thickson Washrooms: 2
 Lot: 40.03X109.91 Feet 1x4xGround,
 Lot Irreg: (S/T Right As In Lt1022915 & Dr147646) 1x4xGround
 Possession: Mid-End June

Kitchens: 1
 Fam Rm: Y
 Basement: Full
 Unfinished
 Fireplace/Stv: Y
 Heat: Gas
 Forced Air
 CAC: Y Central Vac: Y
 Apx Age: 6-15
 Apx Sqft: 1500-2000
 Assessment:
 Elevator: N Laundry Lev: Main

Exterior: Vinyl Siding
 Drive: Pvt Double
 Gar Type/Spaces: Attached/1.5
 Parking Spaces: 2
 UFFI: No
 Pool: None
 Level
 Park
 Place Of Worship
 Public Transit
 Rec Centre
 School

Zoning: Res
 Cable TV: A Hydro: Y
 Gas: Y Phone: Y
 Water: Municipal
 Water Supply:
 Sewers: Sewers
 Spec Desig: Unknown
 Farm/Agr:
 Waterfront: None
 Retirement: N

#	Room	Level	Dimensions (ft)			
1	Kitchen	Ground	10.70 x 8.99	Ceramic Floor	Pantry	Ceramic Back Splash
2	Breakfast	Ground	10.99 x 8.69	Ceramic Floor	Breakfast Bar	W/O To Deck
3	Family	Ground	16.60 x 10.01	Gas Fireplace	Hardwood Floor	Open Concept
4	Living	Ground	20.01 x 9.71	Combined W/Dining	Hardwood Floor	Cathedral Ceiling
5	Dining	Ground	20.01 x 9.71	Combined W/Living	Hardwood Floor	Formal Rm
6	Master	Ground	16.99 x 10.30	4 Pc Ensuite	W/I Closet	Broadloom
7	2nd Br	Ground	10.01 x 8.89	Closet	Broadloom	Window
8	3rd Br	Ground	11.09 x 10.01	Closet	Broadloom	Window
9	Laundry	Ground	6.99 x 5.61	Access To Garage	Ceramic Floor	B/I Shelves



Inclusions: All electrical light fixtures & ceiling fans, garage door opener & remotes, central air conditioning, central vac & accessories, all window blinds, fridge, stove, dishwasher, garburator, micro/fan unit, washer & dryer, Satellite dish (Bell).

Exclusions: Master bedroom flat screen tv.
Rentals: Hot water tank (to be assumed).
Notations: Rough-in for security system. Rough-in in basement for future washroom.

NOT INTENDED TO SOLICIT PROPERTIES ALREADY LISTED NOR BUYERS SIGNED UNDER A BUYERS AGENCY AGREEMENT. ALL INFORMATION IS DEEMED TO BE ACCURATE BUT SHOULD NOT BE RELIED UPON WITHOUT VERIFICATION. E. & O.E.



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