



- Ample parking (6 cars) - double paved driveway
- Brick & stone exterior
- Welcoming front porch
- 3 + 1 Bedroom
- Primary ensuite + his & hers closets
- Renovated eat-in kitchen with solid surface counters, pantry, desk, and walk-out to deck

- Sunfilled main floor family room addition with walk-out to patio
- Renovated main floor bathrooms
- Updated lower level with luxury vinyl flooring
- Freshly painted throughout
- Side door entry
- Hardwood in living, dining and family rooms

Of Special Note:

Survey: As in seller's possession
Possession: 30-90 days Flexible
Property Taxes: \$6,586.76 (2024)
Lot Size: Irregular: 65.08' (F) X 131'(W) X 65.31'(R) X 124.83 (E)
Inclusions: All existing light fixtures and blinds, all existing appliances in AS IS condition: fridge, stove, built-in microwave and dishwasher, washer, dryer. Garage door openers and remote, central vac and all related equipment

NOTE: PROPERTY BEING SOLD IN 'AS IS WHERE IS' CONDITION AND SELLER MAKES NO WARRANTIES

www.38Cheltenham.com

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Leading Edge Realty Inc.
BROKERAGE

Welcome to 38 Cheltenham Court, Brampton



Exception to the Usual!

Karen SALES REPRESENTATIVE
MACDONALD

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Welcome Home!
Welcome to Cheltenham Court!
Truly a rare find on one of the most prestigious streets in Peel Village. This home has been well maintained by the same owner for almost 30 years and offers 1800 sq. ft (per MPAC) of above grade living space on a premium 65' lot.

