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Gordon's Downsizing & Estate Services provides professional real estate and downsizing solutions. We take on the task of selling our client's home and handling every last detail of their move – including moving them in and getting them settled in their new home.

Our team of real estate experts ensures our clients get top market value for their property, quickly and efficiently. Downsizing specialists take great care managing the tasks of cleaning, sorting, appraising, packing, shipping, moving and managing the sale of our client's extra assets.

Our clients move on with confidence, knowing that all the details of this important transition are taken care of smoothly, and with unconditional care.

For overwhelmed Executors of family estates, Gordon's Downsizing & Estate Services offers a complete estate settlement solution.

Please call, or visit us online at [www.gogordons.com](http://www.gogordons.com) to learn more about this valuable service.

Thank you for your interest in this property.

# Property Information

Welcome to 8 Heather Place in Brampton!

Offered for the first time in nearly 50 years, this spacious two-story home, situated on an extra-large lot is located on a quiet, cul-de-sac (only 8 homes on the street) in the desirable Bramalea Woods neighbourhood; Just moments from Highway 410 and the Bramalea City Centre.

Custom built by T. Campbell construction in 1966, this home features a functional and stylish layout with many modern upgrades and conveniences including central air conditioning, a forced air natural gas heating system, built in alarm system, and even a peep hole installed on the inside garage door (so you always remember if you've closed up the garage).

The first floor boasts a large living room with a built-in fireplace, formal dining room, main floor laundry, an eat in kitchen that comes complete with custom cabinetry and newer appliances, two bathrooms and a stylish family room that features exposed beams and a functioning wet bar. The main floor also features an inside entrance to the attached double car garage and two walk out patio doors leading to the rear patio and pool area.

On the second floor you will find a main bath and a large walk-in linen closet, along with 4 generously sized bedrooms; The primary features a walk-in closet and ensuite bath.

The partially finished basement (recently redone with drywall and carpeting) features a large recreation room with

built in storage, an additional room that could be used as an extra bedroom or den, an additional bathroom and 3 large storage areas in the unfinished space.

The outdoor space at this home is truly spectacular and features a fully fenced, private rear yard with a large patio, in ground sprinkler system, and a large, professionally maintained inground swimming pool that is lit up at night for safety and convenience.

With it's large, circular driveway, suitable for up to 10 cars, parking will never be a problem at this home.

With it's fantastic and highly desirable location, spacious layout, and host of features and conveniences, 8 Heather Place in Brampton could be the perfect place to call your next home.

## Visit Website:

- Full Home Inspection Report
- Full Zoning Provisions
- Total Property Video
- Schedule B
- Floor Plans
- Virtual Tour

# Property Details

**ADDRESS:** 8 Heather Place Brampton, On. L6S1E8

**TYPE:** Single family detached residential.

**LEGAL DESCRIPTION:** LT 71, PL 717; S/T CH34770, CH34781;  
BRAMPTON

SQ. FT:	2412 above grade, 1432 below grade (MPAC).
BEDROOMS:	4 on upper level. Primary includes walk-in closet and ensuite bath.
BATHS:	5; 3 full, 2 half baths.
LAUNDRY:	Main floor laundry room. Newer Whirlpool top loading washer and dryer included.
BASEMENT:	Full basement, partially finished
AGE:	56 years (1966).
ELECTRICAL:	200 amp breaker panel.
ROOF:	Asphalt shingle. Includes roof heaters and gutter guards.
FOUNDATION:	Concrete block.
FLOORS:	Carpet, hardwood, laminate, ceramic, concrete.
CEILINGS:	Stucco.
WINDOWS:	Vinyl, wood.
EXTERIOR:	Brick, aluminum.
INTERIOR:	Plaster, stucco, drywall (in finished basement).
PARKING:	Double wide paved driveway, parking for 10 cars in front of home.
GARAGE:	Attached double wide garage.
LOT SIZE:	69.88' X 123.53' (17017.73 Ft2) (Geowarehouse).

FIREPLACE:	Woodburning fireplace in living room.
ZONING:	R1A(2).
TAXES:	\$6798.81 (2022).
ROLL #:	211009002319000.
PIN #:	141600161.
HIGH SPEED INTERNET:	Available.
HEATING:	Forced air natural gas.
COSTS:	Natural gas - \$1230/yr., Water/sewer - \$1719/yr., Hydro-\$2200/yr.
COOLING:	Central air conditioning.
RENTALS:	None.
WATER:	Municipal.
WASTE:	Municipal.
HOME INSPECTION:	Full version available at: <a href="http://www.gogordons.com">www.gogordons.com</a>
LOT DESCRIPTION:	Landscaped, partially fenced, inground swimming pool, in ground sprinkler system, large patio.
CHATELS INCLUDED:	Fridge (newer), stove, dishwasher, washer, dryer.
FIXTURES EXCLUDED:	None.
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Immediate.