



Gordon's Downsizing & Estate Services is committed to providing you with comprehensive information on each property we offer for sale. Our staff is readily available to assist you with any questions you may have regarding the property.

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

The same family has owned this home for over 45 years!

Featuring a floor plan and finishes that were typical for the time, with a separate living room, an efficient eat-in kitchen, two good-sized bedrooms upstairs tucked into the sloped ceilings, and another room downstairs that could be used for an office or third bedroom.

Featuring original hardwood floors (some preserved under carpets), a new furnace (2021), and a full basement with 7.5-foot ceiling height, this home is the perfect foundation for your updates, future renovations, and modern touches.

Sitting on a deep 112-foot lot on a quiet mature street in the heart of Brampton, close to parks and walking trails, this could be the dream home you've been looking for!

# Property Details

**ADDRESS:** 137 Elliott St, Brampton, L6Y 1W7

**TYPE:** Detached one and a half story house

**LEGAL DESCRIPTION:** LT 40 PL 354 CITY OF BRAMPTON

SQ. FT:	1,025 +/- sq. ft (per MPAC)
BEDROOMS:	3
BATHS:	1 – 3pc main floor with large updated walk-in shower
LAUNDRY:	Basement
BASEMENT:	Fully finished 7.5' ceiling height with rec room w/ dry bar and games room
AGE:	1949 (73 years old)
ELECTRICAL:	60 amp panel
ROOF:	Asphalt shingles
FOUNDATION:	Concrete block
INTERIOR:	Plaster and paneling, vinyl windows
FLOORS:	Hardwood, carpet, ceramic
EXTERIOR:	Brick and stone
PARKING:	Paved, single wide drive, space for 3 vehicles
GARAGE:	None
LOT SIZE:	65' x 112' (per MPAC)
ZONING:	R1B-3057 Residential Zone
TAXES:	\$4,423 (2022)
ROLL #:	211003002407100
PIN #:	140600065

HEATING:	Forced air gas furnace (2021)
COOLING:	Central AC system
RENTALS:	Gas hot water heater (2013)
WATER:	Municipal
WASTE:	Sewers
LOT DESCRIPTION:	Level with rear interlocking brick patio and collapsible laundry rack, metal shed and partial privacy fence
CHATELS INCLUDED:	Fridge, stove, washer, dryer
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$25,000
SUGGESTED CLOSING:	After January 24, 2023

## Visit Website:

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