



*W*elcome to 123 Bartley Bull Parkway... Beautiful West Side Peel Village

*Stunning Detached 3 Bedroom Sidesplit Family Home decorated with flair and an eye for detail... Immaculately Maintained... Showcases many upgrades and extras to enjoy... Great Curb appeal with its attractive mature Landscaping, new Garage Door, French Curb Driveway with Interlocking accent, parking for 4 Cars... The private treed Backyard is truly a place to retreat to... Attractive Built In Heated A/G Swimming Pool, sizable raised Wooden Deck, Pond, Perennial Gardens, two Walk Outs and so much more...*

***Mark &  
Diana McLean***



*RE/MAX Realty Services  
Inc. Brokerage  
391 Main Street, North,  
Brampton, Ontario  
L6X 1N7  
Fax: 905-456-8116  
(416/905) 456-1000  
1-800-701-0494*

*Sales Representative/Broker*



*This lovely Family Residence is nestled in the beautiful West Side Peel Village Neighbourhood. Fabulous Location... Within Walking Distance to Shopping, Schools, Splash Park, Bus Routes and only minutes to Highways 10, 410 and 407...*



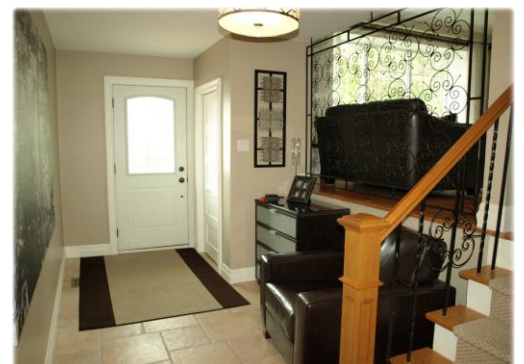
*The Front Entrance has been enhanced with a beautiful Front Door highlighted with a leaded glass Insert opens to spacious eye catching Foyer showcasing Porcelain Floors, a well placed Wrought Iron Divider and Custom Stair Railing. This 3 Bedroom Home exhibits throughout upgraded Trim Work... Baseboards, Crown Moulding, Window and Door Casings, all interior Doors/Hardware and is painted in beautifully soft designer colours.*

*The spacious Living Room boasts modern Wall Mounted Track Lighting, Gas Fireplace with custom mantel, gorgeous Picture Window framing the mature treed Streetscape...*



*The Crown Moulding and the lovely refinished Hardwood Floors tastefully continue into the adjacent Formal Dining Room that also enjoys double French Doors to the Kitchen.*

*Off the Foyer is the Ground Level Family Room featuring re finished Hardwood Floors, large Feature Window overlooking the private fenced Backyard and a Walk Out to the interlock Pathway and beautiful gardens. Additionally on this level is direct access to the Single Garage and a 3 piece Washroom with Pot lighting, Ceramic floor and Shower surround.*



*Completely Updated! The Eat In Kitchen exhibits Porcelain Floors and Backsplash, Double Stainless Steel Sinks and Décor Faucet; Custom Lighting, Built In Table with seating for 4 and a newer sliding Door Walk Out to the spacious and welcoming Deck, Pool and lush Backyard.*



*The Upper Level features refinished Hardwood in the Hallway and all three Bedrooms. The Master Bedroom boasts Wall to Wall Closets with Organizers and the additional two Bedrooms enjoy good size windows and Built In Closets.*



*Additionally, off the Hallway is a large Linen Closet and a eye catching completely renovated 4 Piece Washroom with Porcelain Floors, deep Soaker Tub with Air Jets, Porcelain Surround accented with Glass Tiles and a Décor Cabinet with Granite Counter and Under-mount Sink.*



*Off the Ground Level Hallway is the Staircase featuring hardwood treads... The beautifully finished lower level exhibits good sized Above Grade Windows that provide an abundance of daylight, light toned Berber carpeting (2012) and Pot/track lighting and extra Storage under the stairs. Separate laundry room that includes the Washer and Dryer...*





Measurements are Approximate (Feet) – Buyer/Agent to verify all Information and Measurements.

Living Room	Main	16.34 x 11.15	Hardwood	Picture Window, Gas Fireplace	
Dining Room	Main	11.58 x 8.17	Hardwood	Crown Moulding, French Doors	
Eat In Kitchen	Main	15.91 x 8.83	Ceramic	Walk Out to Deck and Pool, Renovated	
Family Room	Ground	14.01 x 9.19	Hardwood	3 Piece Washroom, Walk Out to Backyard	
Master Bedroom	2 <sup>nd</sup>	16.34 x 10.01	Hardwood	W/W Closet	
2 <sup>nd</sup> Bedroom	2 <sup>nd</sup>	11.68 x 8.99	Hardwood	Built In Closet	Property Size: 51.49 Feet x 111.96 Feet
3 <sup>rd</sup> Bedroom	2 <sup>nd</sup>	12.40 x 8.86	Hardwood	Built In Closet	
Recreation Room	Lower	20.01 x 16.34	Broadloom	A/G Windows	Property Taxes: \$3,891.83/2013

Features and Enhancements

Wonderful Peel Village West-Side Home Loaded with Upgrades and Extras. 4 Car Driveway. Interlock Paths and French Curbs. Modern Entry Door with Leaded Glass Insert. Spacious Foyer with Porcelain Tile Floor. Upgraded Trim Work, Custom Doors & Hardware throughout including Baseboards, Crown Mouldings and Window Casing. Custom Lighting. Hardwood Floors. Living Room and Dining Room enjoy Large Picture Window and Gas Fireplace with Hand-Crafted Mantel. Completely Updated Eat-In Kitchen with New Porcelain Floors & Backsplash, Custom Lighting, New Walk Out to Deck and Private Yard with Built-In A/G Heated Swimming Pool with new liner 2011, Pond, Gardens & Shed. Main Floor Family Room with updated 3 Pc Bath. Gorgeous Reno'd Main Washroom. Beautifully Finished Lower Level Recreation Room with Above-Grade Windows, Berber Carpeting, Custom Track and Pot Lighting. Separate Laundry and Storage Room. Include Custom Garden Shed, Window Blinds, Washer, Dryer, Built In Dishwasher.

See Listing Agent to Exclusions.

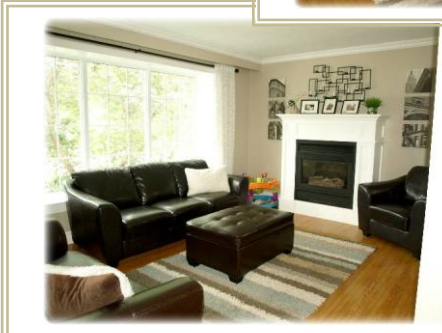
**Mark &  
Diana McLean**



Sales Representative/Broker

Property Profiling or the Toronto Real Estate Board (TREB) assumes no responsibility for the accuracy of any information shown. Copyright TREB 2013

RE/MAX Realty Services Inc. Brokerage  
391 Main Street, North, Brampton, Ontario L6X 1N7  
Fax: 905-456-8116 (416/905) 456-1000  
1-800-701-0494





*W*elcome to 123 Bartley Bull Parkway... Beautiful West Side Peel Village

*Stunning Detached 3 Bedroom Sidesplit Family Home decorated with flair and an eye for detail... Immaculately Maintained... Showcases many upgrades and extras to enjoy... Great Curb appeal with its attractive mature Landscaping, new Garage Door, French Curb Driveway with Interlocking accent, parking for 4 Cars... The private treed Backyard is truly a place to retreat to... Attractive Built In Heated A/G Swimming Pool, sizable raised Wooden Deck, Pond, Perennial Gardens, two Walk Outs and so much more... Yours to Enjoy*



*Sales Representative/Broker*

*Mark & Diana  
McLean*

*RE/MAX Realty  
Services Inc. Brokerage  
391 Main Street, North,  
Brampton, Ontario L6X 1N7  
Fax: 905-456-8116*

*(416/905) 456-1000  
1-800-701-0494*





**RE/MAX**  
 Realty Services Inc., Brokerage  
 (416/905) 456-1000  
 1-800-701-0494



**Mark & Diana**  
**McLEAN**

Sales Representative/Broker  
 Fax: 905-456-8116



**123 Bartley Bull Pkwy**  
**Brampton, Ontario L6W2J8 Peel Brampton East**  
**Plan 679 Lot 759**  
**SPIS: N 452-43-X**

**\$459,900 For Sale**

**Taxes: \$3,891.83/2013**  
**Last Status: New**

**Detached Fronting On: E Rooms: 7+1**  
**Sidesplit 4 Acreage: Bedrooms: 3**  
**Dir/Cross St: Peel Village Pkwy And Bartley Washrooms: 2**  
**Lot: 51.49X111.96 Feet Irreg: 1x4xUpper, 1x3xGround**

**MLS#: W2676335 Seller: Contact After Exp: N Occup: Owner**  
**Open House: From: To: DOM: Holdover: 90 Possession: 30-90/Tba**  
**Open House Notes: PIN#:**

**Kitchens: 1**  
**Fam Rm: Y**  
**Basement: Finished**  
**Fireplace/Stv: Y Central Vac: N**  
**Heat: Gas Forced Air**  
**A/C: Central Air**  
**Apx Age:**  
**Apx Sqft:**  
**Assessment:**  
**Addl Mo Fee:**  
**Elev/Lift: Laundry Lev: Lower**  
**Phys Hdcap-Equip:**

**Exterior: Vinyl Siding**  
**Drive: Pvt Double**  
**GarType/Spaces Attached/ 1**  
**Parking Spaces: 4**  
**UFFI:**  
**Pool: Abv Grnd Fenced Yard Level**  
**Energy Ceil**  
**Cert Level:**  
**GreenPIS:**

**Zoning:**  
**Cable TV: Hydro:**  
**Gas: Phone:**  
**Water: Municipal**  
**Water Supply:**  
**Sewers: Sewers**  
**Spec Desig: Unknown**  
**Farm/Agr:**  
**Waterfront:**  
**Retirement: Garden Shed**

*Property Profiling or the Toronto Real Estate Board (TREB) assumes no responsibility for the accuracy of any information shown. Copyright TREB 2013*



Measurements are Approximate (Feet) – Buyer/Agent to verify all Information and Measurements.

Living Room	Main	16.34 x 11.15	Hardwood	Picture Window, Gas Fireplace
Dining Room	Main	11.58 x 8.17	Hardwood	Crown Moulding, French Doors
Eat In Kitchen	Main	15.91 x 8.83	Ceramic	Walk Out to Deck and Pool, Renovated
Family Room	Ground	14.01 x 9.19	Hardwood	3 Piece Washroom, Walk Out to Backyard
Master Bedroom	2 <sup>nd</sup>	16.34 x 10.01	Hardwood	W/W Closet
2 <sup>nd</sup> Bedroom	2 <sup>nd</sup>	11.68 x 8.99	Hardwood	Built In Closet
3 <sup>rd</sup> Bedroom	2 <sup>nd</sup>	12.40 x 8.86	Hardwood	Built In Closet
Recreation Room	Lower	20.01 x 16.34	Broadloom	A/G Windows

Property Size: 51.49 Feet x 111.96 Feet

Property Taxes: \$3,891.83/2013

Features and Enhancements

Wonderful Peel Village West-Side Home Loaded with Upgrades and Extras. 4 Car Driveway. Interlock Paths and French Curbs. Modern Entry Door with Leaded Glass Insert. Spacious Foyer with Porcelain Tile Floor. Upgraded Trim Work, Custom Doors & Hardware throughout including Baseboards, Crown Mouldings and Window Casing. Custom Lighting. Hardwood Floors. Living Room and Dining Room enjoy Large Picture Window and Gas Fireplace with Hand-Crafted Mantel. Completely Updated Eat-In Kitchen with New Porcelain Floors & Backsplash, Custom Lighting, New Walk Out to Deck and Private Yard with Built-In A/G Heated Swimming Pool with new liner 2011, Pond, Gardens & Shed. Main Floor Family Room with updated 3 Pc Bath. Gorgeous Reno'd Main Washroom. Beautifully Finished Lower Level Recreation Room with Above-Grade Windows, Berber Carpeting, Custom Track and Pot Lighting. Separate Laundry and Storage Room. Include Custom Garden Shed, Window Blinds, Washer, Dryer, Built In Dishwasher. See Listing Agent to Exclusions.