



*Welcome to 34 Aberdeen Crescent...*



*Perfect Commuter Location... Only minutes to Highways 407/410, Bramalea City Centre, Restaurants, Schools, Chingacousy Park, Local Bus Routes, GO Bus/Station...*

*Fabulous 5 Bedroom Family Residence nestled in Brampton's beautiful mature "A" Section" neighbourhood on a quiet tree lined Crescent... Boasting a 55 foot lot with an In ground Swimming Pool, Cabana, Sun Room, lovely perennial gardens, sizable Front Patio, spacious Principle Rooms, Ceramic and Hardwood Floors, renovated Kitchen with an abundance of Cabinetry and so much more... Just Imagine...*

**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*





*Great Curb Appeal... large double Driveway, eye catching Landscaping, poured Cement Walkway and Front Patio area highlighted with White Wrought Iron Railing and a good size enclosed Front Porch with direct access to the Garage.*



*The Foyer enjoys a Mirrored Coat Closet, multiple Niche Shelves accenting the Lower Level Staircase and the light toned Ceramic Floors beautifully continue to flow throughout the Main Level.*



*The Living Room is spacious and exhibits a large Feature Window overlooking the front perennial Gardens.*



*The Formal Dining Room is highlighted with Wainscoting, Niche Shelving, shares an open Concept with the renovated Kitchen and offers a Walk Out to a truly sun filled Sun Room designed with multiple windows, custom Shades and a Walk Out to your summer retreat... Yours to enjoy... a good size slightly raised wooden Deck featuring a Cabana, In Ground Swimming Pool with a Slide and the Backyard is Private... Just Imagine... a perfect area to entertain both family and friends!!*





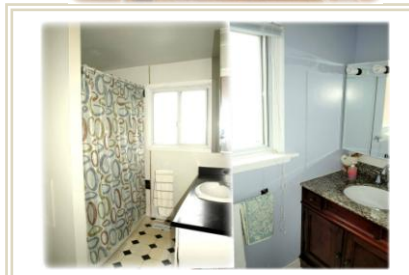


*The renovated Kitchen is lovely with its abundance of Cabinetry... Multiple Pantry Cabinets, Pot and Pan Drawers, Under Cabinet Lighting, Ceramic Backsplash, Stainless Steel Sinks with a well placed window overlooking the Pool.*



*Additionally, on this level is an updated 2 Piece Powder Room with modern Decor Cabinet with Granite Counter and recessed Sink and off the Hallway is the Back Door offering direct access to the private Backyard and Pool area.*

*The Staircase to the Upper Level enjoys Hardwood Treads, White Risers and a Wrought Iron Banister. The Hallway exhibits a good size window that provides an abundance of natural light to this level and the Hardwood Floors continue into all four Bedrooms. The Master Bedroom is spacious and enjoys a Walk In Closet and a good size Window. The remaining 3 Bedrooms are all ample in size, have Built In Closets and good size Windows... two overlook the Pool... Conveniently, located off the Hallway is the Main 4 Piece Washroom with white Cabinet, Built in Mirror Medicine Cabinet and has a Ceramic Tub Surround.*





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

Living Room	Main	19.23 x 11.81	Ceramic	Feature Window	
Dining Room	Main	11.58 x 7.22	Ceramic	Wainscoting, Walk Out to Sunroom	
Kitchen	Main	12.57 x 9.19	Ceramic	Renovated, Open Concept	
Sunroom	Main	14.14 x 8.23	Ceramic	W/O to Yard, O/Looks Pool	
Master Bedroom	2 <sup>nd</sup>	13.75 x 10.50	Hardwood	W/I Closet	
2 <sup>nd</sup> Bedroom	2 <sup>nd</sup>	10.83 x 10.43	Hardwood	Built In Closet	Property Size: 55 Feet x 115 Feet
3 <sup>rd</sup> Bedroom	2 <sup>nd</sup>	9.91 x 8.92	Hardwood	Built In Closet	
4 <sup>th</sup> Bedroom	2 <sup>nd</sup>	8.99 x 8.99	Hardwood	Built In Closet	Property Taxes: \$3,697.24/2012
Recreation Room	Lower	16.99 x 12.99	Laminate	Track Lights	
5 <sup>th</sup> Bedroom	Lower	14.67 x 11.38	Laminate	Built In Closet	

The Lower Level features a Recreation Room perfect for family fun... featuring Laminate Flooring that also continues into the 5<sup>th</sup> Bedroom which is sizable, enjoys a Built In Closet and Window. Additionally, on this level is a 3 Piece Washroom, Laundry Area with laundry tub, Storage Area and Utility areas.

#### Features and Enhancements

Great Location... Beautiful "A" Section. Quiet Mature Crescent. Attractive Landscaping. In ground Swimming Pool (approx 32 x 16), Cabana/Deck. Updated Open Concept Kitchen with an abundance of Cabinetry. Formal Dining Room with Walk Out to Sunroom offering Walk Out to Pool. Conveniently, located Powder Room beside Door to Backyard. Finished Lower Level with Recreation Room, 3 Piece Washroom, Laundry and Storage. Ceramic Flooring on Main Level. Hardwood on Upper Level. Laminate on Lower Level. All 5 Bedrooms are ample in sizing with Built In Closets and good size Windows. Shingles (12); 3 Piece Washroom (11); Furnace (12); CAC (12); Pool Heater (12); Pool Pump (12).

Inclusion and Exclusion see Listing Agent.

\*Any information provided on this brochure is for information purposes only and does not supersede the Multiple Listing as provided by the Toronto Real Estate Board 2013.

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

## 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







*Welcome to 34 Aberdeen Crescent...*



*Just Imagine... Yours to Enjoy...*

*Fabulous 5 Bedroom Family Residence nestled in Brampton's beautiful mature "A" Section" neighbourhood on a quiet tree lined Crescent... Boasting a 55 foot lot with an In ground Swimming Pool, Cabana, Sun Room, lovely perennial gardens, sizable Front Patio, spacious Principle Rooms, Ceramic and Hardwood Floors, renovated Kitchen with an abundance of Cabinetry and so much more...*



*Perfect Commuter Location... Only minutes to Highways 407/410, Bramalea City Centre, Restaurants, Schools, Chingacousy Park, Local Bus Routes, GO Bus/Station ...*

*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



**34 Aberdeen Cres** **\$419,900 For Sale**  
 Brampton, Ontario L6T2P9 Peel Avondale  
 Plan 652 Lot 446 Taxes: \$3,697.24/2012  
 SPIS: N 452-48-X Last Status: New

Detached Fronting On: E Rooms: 8+2  
 2-Storey Acreage: Bedrooms: 4+1  
 Dir/Cross St: Balmoral & Avondale Washrooms: 3  
 Lot: 55X115 Feet Irreg: 1x4x2nd,  
 1x3xBsmt,  
 1x2xGround

MLS#: W2643845 Contact After Exp: N Occup: Owner  
 Open House: From: To: DOM: Holdover: 90 Possession: 90 Days/Tba  
 Open House Notes: PIN#:

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> N	Alum Siding	<b>Cable TV:</b>
<b>Basement:</b> Finished	<b>Drive:</b> Pvt Double	<b>Gas:</b>
<b>Fireplace/Stv:</b> N Central Vac:	<b>GarType/Spaces:</b> Attached/1	<b>Water:</b> Municipal
<b>Heat:</b> Gas	<b>Parking Spaces:</b> 4	<b>Water Supply:</b>
<b>A/C:</b> Forced Air	<b>UFFI:</b>	<b>Sewers:</b> Sewers
<b>A/C:</b> Central Air	<b>Pool:</b> Inground	<b>Spec Desig:</b> Unknown
<b>Apx Age:</b>	<b>Energy Cert:</b>	<b>Farm/Agr:</b>
<b>Apx Sqft:</b>	<b>Cert Level:</b>	<b>Waterfront:</b>
<b>Assessment:</b>	<b>GreenPIS:</b>	<b>Retirement:</b>
<b>Addl Mo Fee:</b>		
<b>Elev/Lift:</b> Laundry Lev: Lower		
<b>Phys Hdcap-Equip:</b>		

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

Living Room	Main	19.23 x 11.81	Ceramic	Feature Window
Dining Room	Main	11.58 x 7.22	Ceramic	Wainscoting, Walk Out to Sunroom
Kitchen	Main	12.57 x 9.19	Ceramic	Renovated, Open Concept
Sunroom	Main	14.14 x 8.23	Ceramic	W/O to Yard, O/Looks Pool
Master Bedroom	2 <sup>nd</sup>	13.75 x 10.50	Hardwood	W/I Closet
2 <sup>nd</sup> Bedroom	2 <sup>nd</sup>	10.83 x 10.43	Hardwood	Built In Closet
3 <sup>rd</sup> Bedroom	2 <sup>nd</sup>	9.91 x 8.92	Hardwood	Built In Closet
4 <sup>th</sup> Bedroom	2 <sup>nd</sup>	8.99 x 8.99	Hardwood	Built In Closet
Recreation Room	Lower	16.99 x 12.99	Laminate	Track Lights
5 <sup>th</sup> Bedroom	Lower	14.67 x 11.38	Laminate	Built In Closet

Features and Enhancements

Great Location... Beautiful "A" Section. Quiet Mature Crescent. Attractive Landscaping. In ground Swimming Pool (approx 32 x 16), Cabana/Deck. Updated Open Concept Kitchen with an abundance of Cabinetry. Formal Dining Room with Walk Out to Sunroom offering Walk Out to Pool. Conveniently, located Powder Room beside Door to Backyard. Finished Lower Level with Recreation Room, 3 Piece Washroom, Laundry and Storage. Ceramic Flooring on Main Level. Hardwood on Upper Level. Laminate on Lower Level. All 5 Bedrooms are ample in sizing with Built In Closets and good size Windows. Shingles (12); 3 Piece Washroom (11); Furnace (12); CAC (12); Pool Heater (12); Pool Pump (12). All information to be verified by Agent/buyer. Inclusion and Exclusion see Listing Agent.

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

