

2 GREENWICH CIRCLE



TREVOR BOND
Sales Representative

Bosley Real Estate
169 Danforth Avenue, Toronto
T: 416.465.7527
E: trevor@trevorbond.ca
W: trevorbond.ca



BOSLEY
REAL ESTATE



A friendly guide to the path of your property.
trevor@trevorbond.ca

Property Client Full

2 Greenwich Circle Unit ##2, Brampton, Ontario L6S 2E6

Listing

[2 Greenwich Circ ##2 Brampton](#)

Active / Residential Condo & Other / Condo Townhouse

MLS® #: **W5372389**

List Price: **\$599,000**

New Listing



Peel/Brampton/Northgate

Tax Amt/Yr:	\$2,878.98/2021	Transaction:	Sale
SPIS:	No	DOM	0
Legal Level:	1	Legal Unit:	2

Style:	2 Storey	Rooms Rooms+:	10+3
Corp #:	68	BR BR+:	3 (3 +0)
Reg Office:	PCP	Baths (F+H):	3 (2 +1)
Locker:	None	SF Range:	1200-1399
Locker Level:		SF Source:	Matterport

Dir/Cross St: **Queen/Glenvale**
Prop Mgmt: **Dove Square Property Management Inc.**

PIN #: **190680002**

ARN #: **211010004400155**

Contact After Exp: **No**

Holdover: **120**

Possession: **Flexible**

Possession Date: **2021-10-25**

Bldg Name:

Kitchens:	1 (1+0)	Pets Allowed:	Restricted	Balcony:	Terrace
Fam Rm:	No	Maintenance:	\$515.45	Laundry Acc:	Ensuite
Basement:	Yes/Finished, Full	A/C:	Yes/Central Air	Exterior:	Brick, Stucco/Plaster
Fireplace/Stv:	Yes	UFFI:	No	Gar/Gar Spcs:	Built In Garage/1.0
Heat:	Forced Air, Gas	Elev/Lift:	No	Park Type:	Exclusive
Apx Age:	16-30	Included:	Water, Cable TV, Building Insurance, Parking	Drive Pk Spcs:	1.00
Sqft Source:	Matterport	Com Elem Inc:	Yes	Tot Pk Spcs:	2.00
Exposure:	EW				
Special Design:	Unknown				
Bldg Amen:	BBQs Allowed, Outdoor Pool, Tennis Court, Visitor Parking				
Property Feat:	Hospital, Park, Public Transit, Ravine, School				

Remarks/Directions

Client Rmks: **Backing Onto Greenmount Park Trails This 3 Bed & 3 Bath Townhouse Is Nestled In A Small Quiet Community. Updated Kitchen And Wrs, New Furnace And Air Cond. Private Rear Terrace Surrounded By Trees. Finished Basement. Sep. Entrance To Garage. Condo Fee Includes Water, Cable Tv, Building Insurance, Landscaping Maintenance Amenities: Tennis Court, Swimming Pool Kids Play Ground & Visitors Parking.**

Extras: **Close To Schools, Bramalea City Centre Shopping Mall, Brampton Transit System, Bramalea Go Train Station, Chinguacousy Park, Brampton Civic Hospital & Bestgate Professional Center. Includes: Elfs, Fridge, Stove, Dishwasher, Washer & Dryer.**

Listing Contracted With: **BOSLEY REAL ESTATE LTD., BROKERAGE 416-465-7527**

Prepared By: **TREVOR MAXWELL BOND, REALTOR Salesperson**

Date Prepared: **09/16/2021**

Rooms

MLS® #: **W5372389**

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Living Room	Ground	5.21 M X 3.46 M	17.01 Ft x 11.04 Ft		Broadloom, Combined w/Sitting
Dining Room	Ground	2.88 M X 2.44 M	9.05 Ft x 8.00 Ft		Broadloom, Combined w/Living, Picture Window
Kitchen	Ground	4.12 M X 2.33 M	13.06 Ft x 7.08 Ft		Eat-In Kitchen, Tile Floor
Breakfast	Ground	2.26 M X 2.27 M	7.05 Ft x 7.05 Ft		Combined w/Kitchen, Double Closet, Tile Floor
Master	Second	5.25 M X 3.29 M	17.03 Ft x 10.10 Ft		3 Pc Ensuite, Double Closet, Hardwood Floor
Bedroom	Second	4.59 M X 2.5 M	15.01 Ft x 8.02 Ft		Broadloom, Closet, O/looks Park

Bedroom	Second	4.59 M X 3.33 M	15.01 Ft x 10.11 Ft	Broadloom, Closet, O/looks Park
Recreation	Lower	2.26 M X 2.27 M	7.05 Ft x 7.05 Ft	Broadloom, Panelled
Laundry	Lower			
Utility Room	Lower			
Bathroom	Main			2
Bathroom	Second			4
Bathroom	Second			3

Toronto Regional Real Estate Board (TRREB) assumes no responsibility for the accuracy of any information shown. Copyright TRREB 2021

2 GREENWICH CIRCLE

PROPERTY OVERVIEW

Row Townhouse
2 Storey
3 Bedrooms
3 Washrooms
Finished Basement
Updated Kitchen and Washrooms
Wood Burning Fireplace
Garage

Taxes: 2021 \$2878.98
Roll: 211010004400155
PIN: 190680002
Built: 1975
Fees: \$515.45

EXCLUSIONS

Hot Water Tank (if rental)

INCLUSIONS

Wood Burning fireplace accessories
Window coverings
All electric light fixtures
Electric range
Range hood/microwave
Dishwasher
Washer and Dryer
Fridge
Electric Garage Door Opener (as-is)

Furnace with Humidifier and Air Conditioner replaced
Powder room update (vanity and toilet)
Family washroom update, new tub and tile surround, toilet and vanity
En Suite update, new walk-in shower, toilet and vanity
Added oak hardwood to stairs, 2nd floor landing and principle bedroom
Kitchen renovation, new cabinets and appliances
Basement recreation room renovated to the studs
Windows '88 and 2004
Poured concrete party walls
New patio stones
Roof 9yo

PROPERTY FEATURES LIST

Exterior Front

- Brick and Tudor Stucco
- Patio Stone front terrace
- Garage w Electric Door Opener
- Storm Door
- Bin Storage Room in alcove

MAIN LEVEL

Front Foyer

3.37 m x 1.65 m

- Ceramic tile floor
- Powder room, updated with new vanity and toilet
- ADT security system (as-is, monitoring extra)
- Steel front door with sidelights
- Wainscoting
- Double closet with sliding doors
- Entrance to garage
- Entrance through bevelled French door to the basement

Eat-In Kitchen

4.13 m x 2.34 m

3.06 m x 2.21 m

- Irregular shape with eating space
- Renovated kitchen with tile backsplash
- New cabinets
- Ceramic tile floor
- Amana dishwasher
- Electric range
- New Samsung range hood microwave combination
- Kenmore full-size fridge
- Double sink under-mount with stone countertop and soap dispenser
- Pantry
- Track lighting
- Ceiling fixture above dining area

Dining Room

2.88 m x 2.38 m

- Large window
- Ceiling light fixture
- Broadloom
- Open to living room

Living Room

3.45 m x 5.10 m

- Wood-burning fireplace with brick surround
- Broadloom
- Open to foyer
- Combined with dining room
- Walk-out to rear patio

Rear Patio

- Private of fencing
- Under canopy
- no rear facing overlook
- Patio stones
- Basement window well
- Air conditioner

2 GREENWICH CIRCLE

LOWER LEVEL

- Broadloom steps
- Wide stairwell
- Hallway with wall sconces
- Drop ceiling
- Storage closet
- Additional storage under stairwell

Recreation Room

5.40 m x 5.68 m

2.062 m ceiling height

- Pine tongue and groove wall paneling
- Recessed shelving
- Track lighting
- Recessed fluorescent lights
- Drop ceiling and finished ceiling combination
- New broadloom

Furnace Room & Storage

2.11 m x 3.71 m

- New gas hot water heater
- Recently updated furnace and humidifier

Laundry Room & Storage

2.79 m x 2.60 m

- Washer and dryer
- Breaker panel
- Concrete floor
- Floor drain
- Laundry sink

SECOND LEVEL

Landing

3.13 m x 1.67 m

- Hardwood floor
- Oak handrails
- Hardwood floor upstairs and onto landings
- Walk-in closet for linens & storage

Principal Bedroom

3.28 m x 6.04 m

- Includes large double closet
- Two windows
- Ceiling light fixture
- Hardwood floors
- En suite bathroom, renovated with new vanity toilet and Stephen shower stall, fan, tile floor

Third Bedroom

4.54 m x 2.47 m²

- Double closet
- Broadloom
- Ceiling light
- Large window
- Attic hatch

Second Bedroom

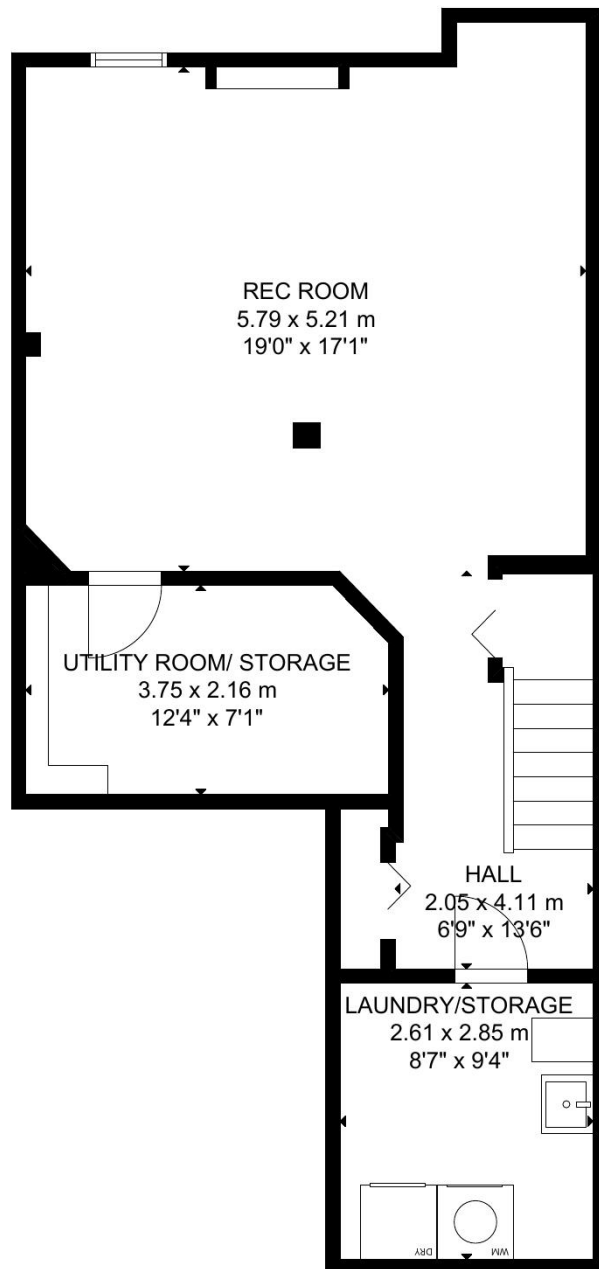
3.99 m x 3.26 m

- Additional entrance space
- Ceiling fixture
- Large window
- Large double closet
- Broadloom

Family Bathroom

2.20 m x 1.51 m

- Ceiling fan
- Ceiling light fixture
- Storage above the toilet
- Renovated
- New toilet, vanity, bath tub and tile surround
- Porcelain tile floor

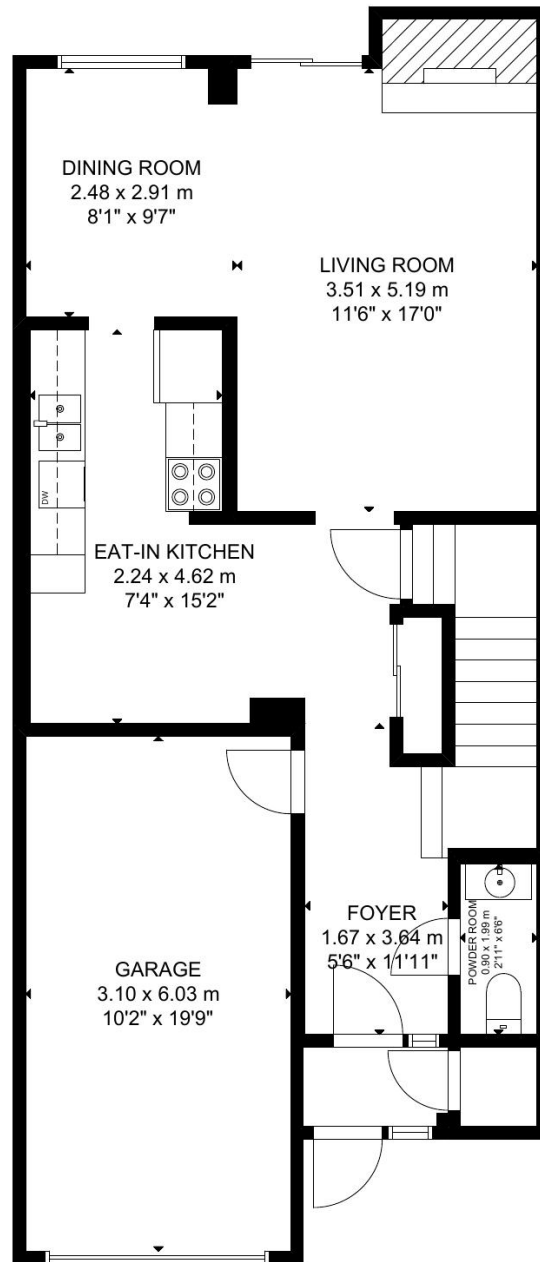


GROSS INTERNAL AREA
MAIN FLOOR: 60 m²/642 sq ft
SECOND FLOOR: 68 m²/730 sq ft, LOWER LEVEL: 57 m²/612 sq ft
GARAGE: 19 m²/201 sq ft
TOTAL: 185 m²/1,984 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



TREORBOND.CA
m 416.357.7177
w 416.465.7527
f 416.465.6998

BOSLEY
REAL ESTATE

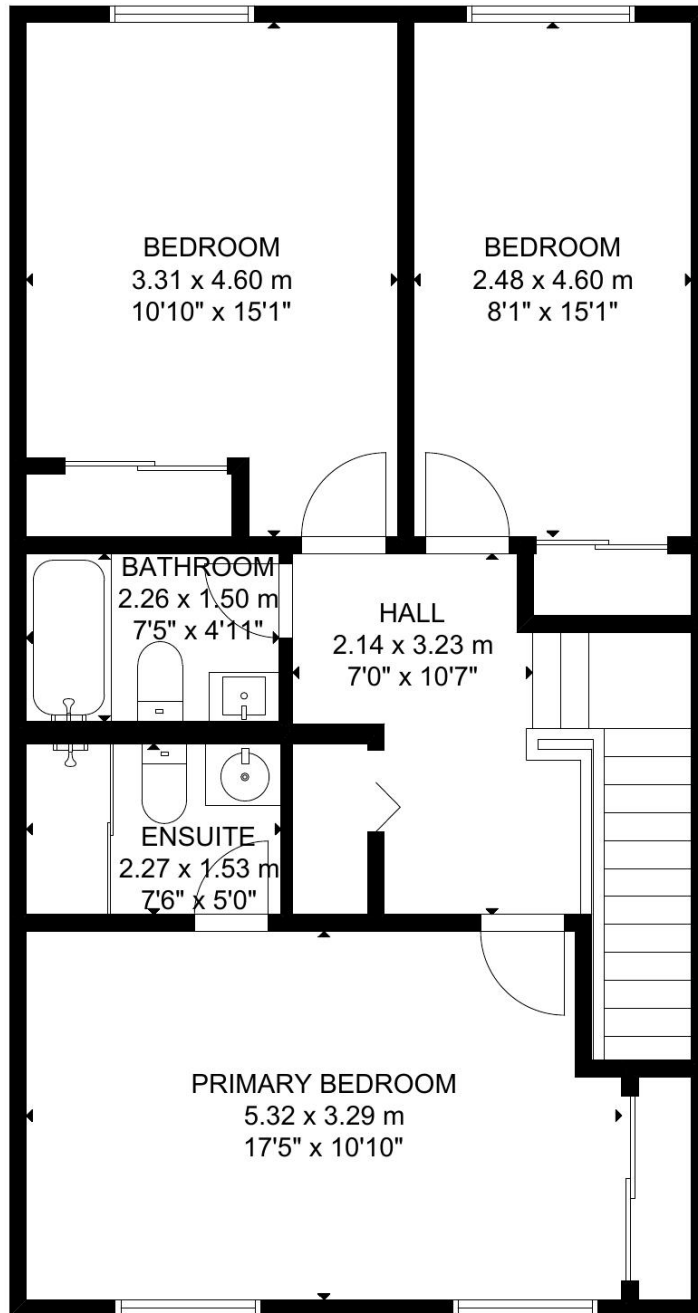


GROSS INTERNAL AREA
MAIN FLOOR: 60 m²/642 sq ft
SECOND FLOOR: 68 m²/730 sq ft, LOWER LEVEL: 57 m²/612 sq ft
GARAGE: 19 m²/201 sq ft
TOTAL: 185 m²/1,984 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



TREORBOND.CA
m 416.357.7177
w 416.465.7527
f 416.465.6998





GROSS INTERNAL AREA
 MAIN FLOOR: 60 m²/642 sq ft
 SECOND FLOOR: 68 m²/730 sq ft, LOWER LEVEL: 57 m²/612 sq ft
 GARAGE: 19 m²/201 sq ft
 TOTAL: 185 m²/1,984 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



TREVORBOND.CA
 m 416.357.7177
 w 416.465.7527
 f 416.465.6998

BOSLEY
 REAL ESTATE