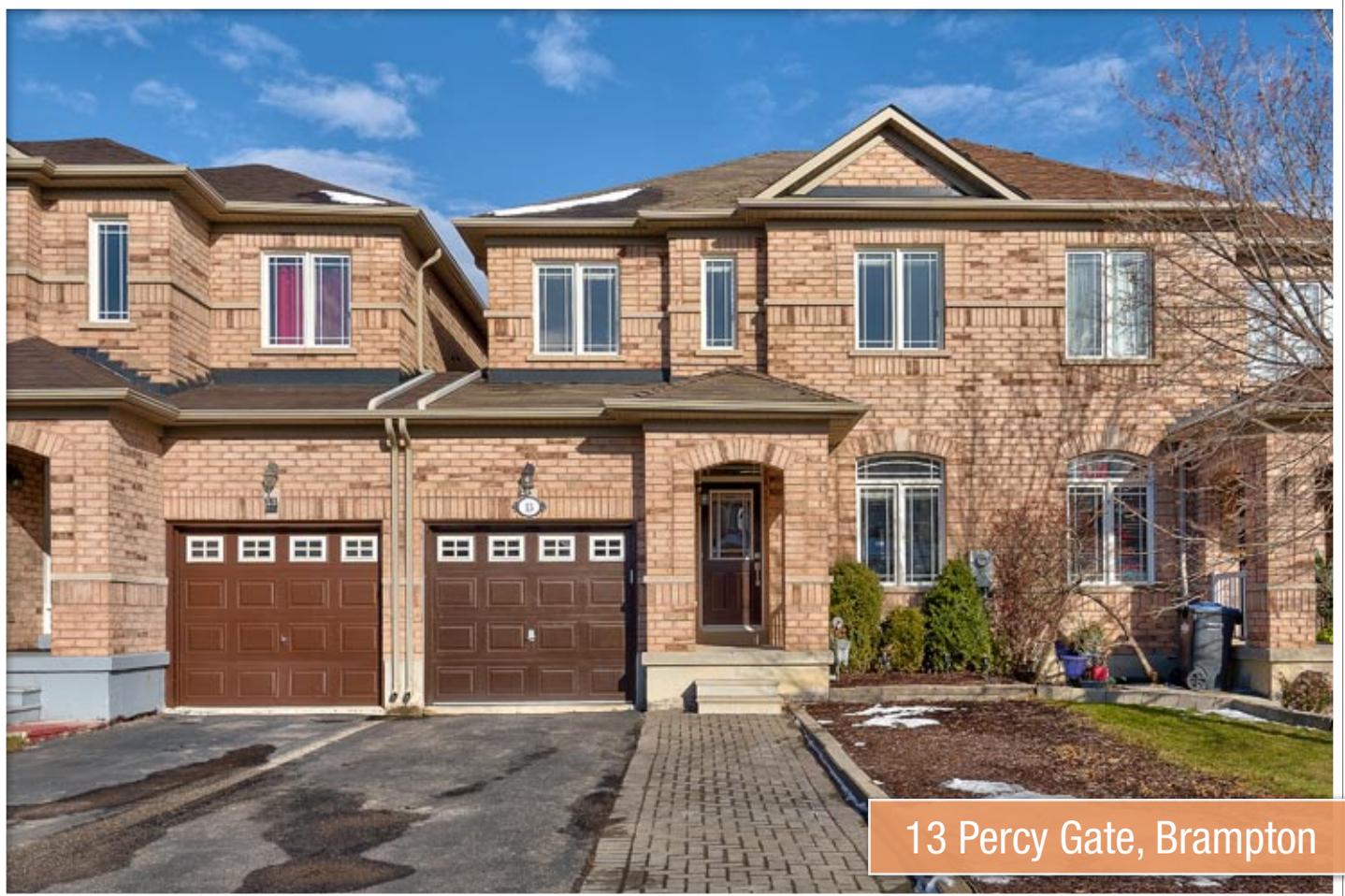


**JAMES NEIL**  
sales representative

**RE/MAX**  
Aboutowne Realty Corp., Brokerage



13 Percy Gate, Brampton



## **Freehold Townhome For Sale in Fletchers Meadow**

Welcome to this NorthStar Homes-built townhome situated in Brampton's Fletcher's Meadow neighbourhood. This 1,395 square foot Kingsmere model features three bedrooms plus finished basement. One side is just attached at garage.

This townhome has a number of upgrades including hardwood flooring, light fixtures, stainless steel appliances, professionally finished lower level. Bright, open concept floor plan with nine foot ceilings on main level.

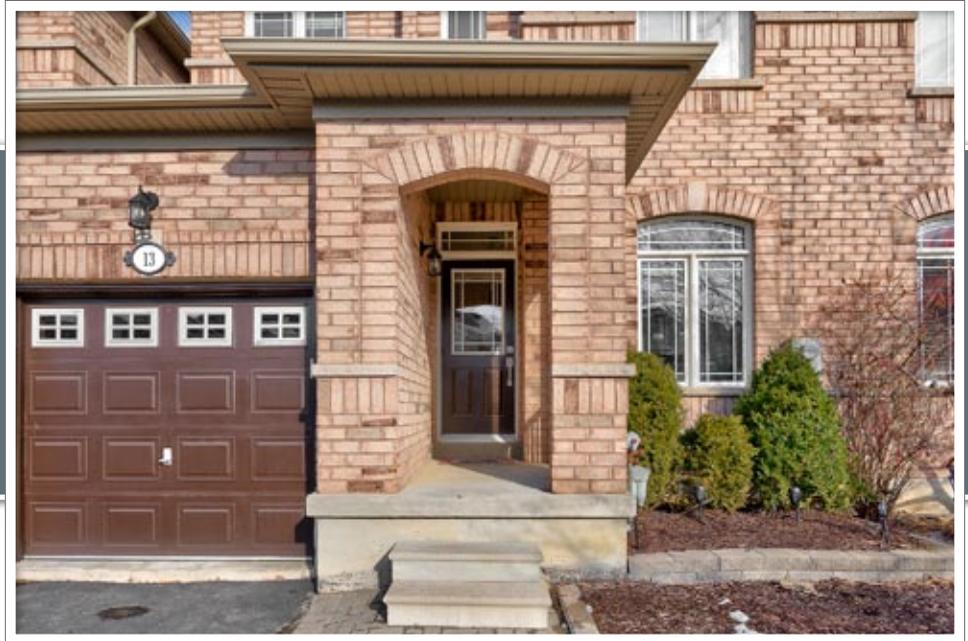
Located in the Fletchers Meadow neighbourhood in Brampton, this is a great area with shopping, trails and schools all nearby. Jacob Shook Park is at the end of the street and just a couple minutes drive to Hurontario.

## Features and Highlights

- three bedrooms, four bathrooms
- NorthStar Homes built (1,395 square feet plus finished basement)
- full brick home
- eat in kitchen
- stainless steel fridge, stove and dishwasher
- large master bedroom with walk-in closet and full en suite
- finished basement with bathroom
- cold cellar
- single attached garage with wifi/quiet garage door opener
- large deck (16 ft by 16 ft)
- low maintenance landscaping
- driveway widened to accommodate extra parking
- freehold ownership - no condo fees!

## Front Entrance

- covered porch
- widened drive to accommodate extra car



## Foyer

- ceramic flooring
- single closet

## Living-Dining Room (11'0" by 18'10")

- hardwood flooring
- flexible space

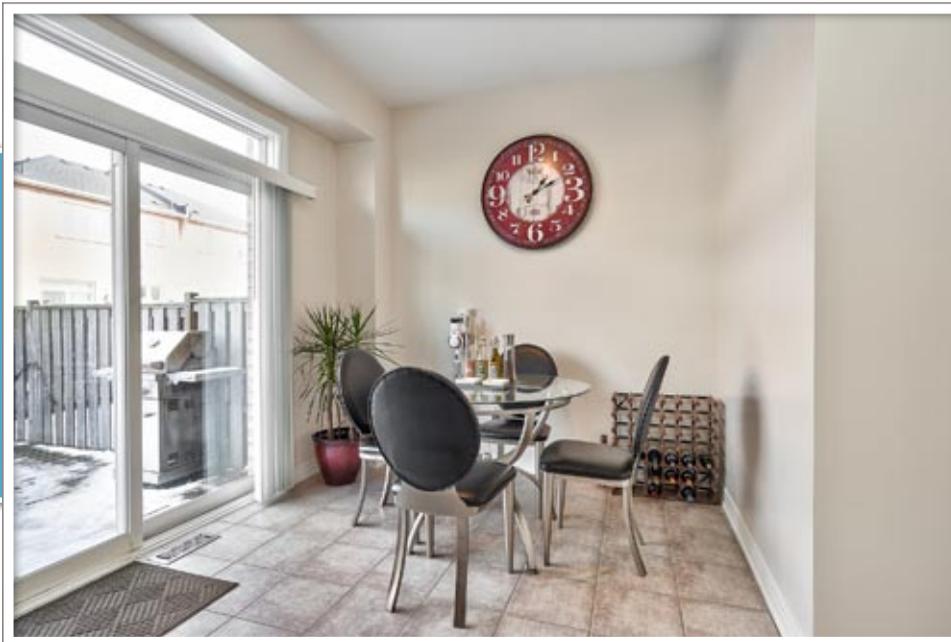


## Living-Dining Room

- ceiling fan
- lots of natural light

### **Kitchen (9'1" by 11'0")**

- breakfast bar
- double sink
- stainless steel appliances



### **Breakfast Area (12'2" by 9'0")**

- ceramic flooring
- walkout to patio

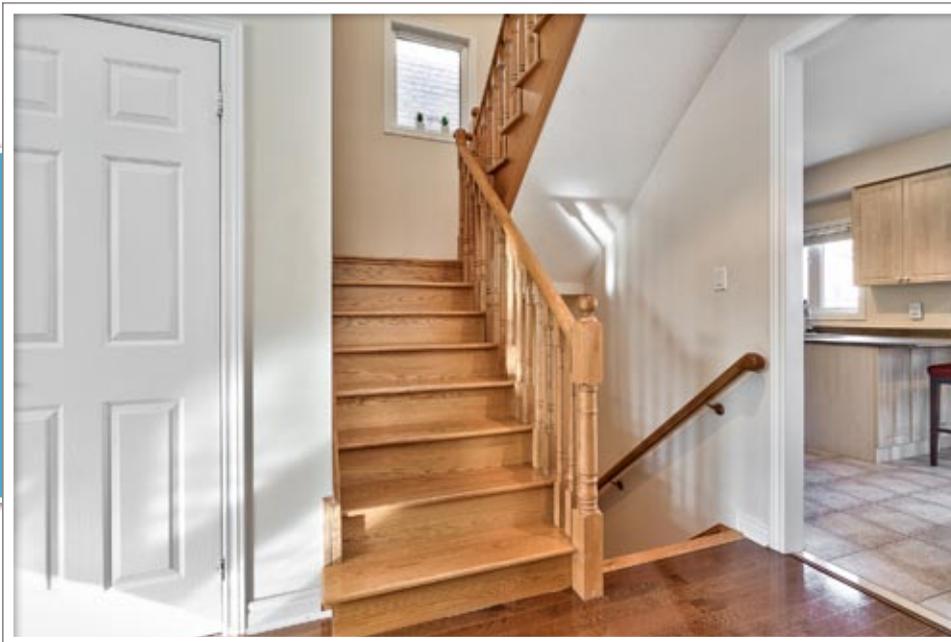
## Powder Room

- ceramic flooring
- upgraded



## Stairway

- hardwood staircase
- side window



## Master Bedroom (15'11" by 11'0")

- broadloom flooring
- full en suite
- walk-in closet
- two large windows



## En Suite

- ceramic flooring
- neutral decor
- full four-piece bathroom



### **Second Bedroom (10'5" by 11'6")**

- broadloom flooring
- closet and wardrobe (included)
- lots of natural light



### **Third Bedroom (10'6" by 10'0")**

- broadloom flooring
- closet
- large window

## Main Bathroom

- ceramic flooring
- full four-piece bathroom



## Recroom

- large flexible space
- broadloom flooring

## Recreation Room

- broadloom flooring
- sitting area or computer nook



## Lower Level Bathroom

- two-piece
- ceramic flooring

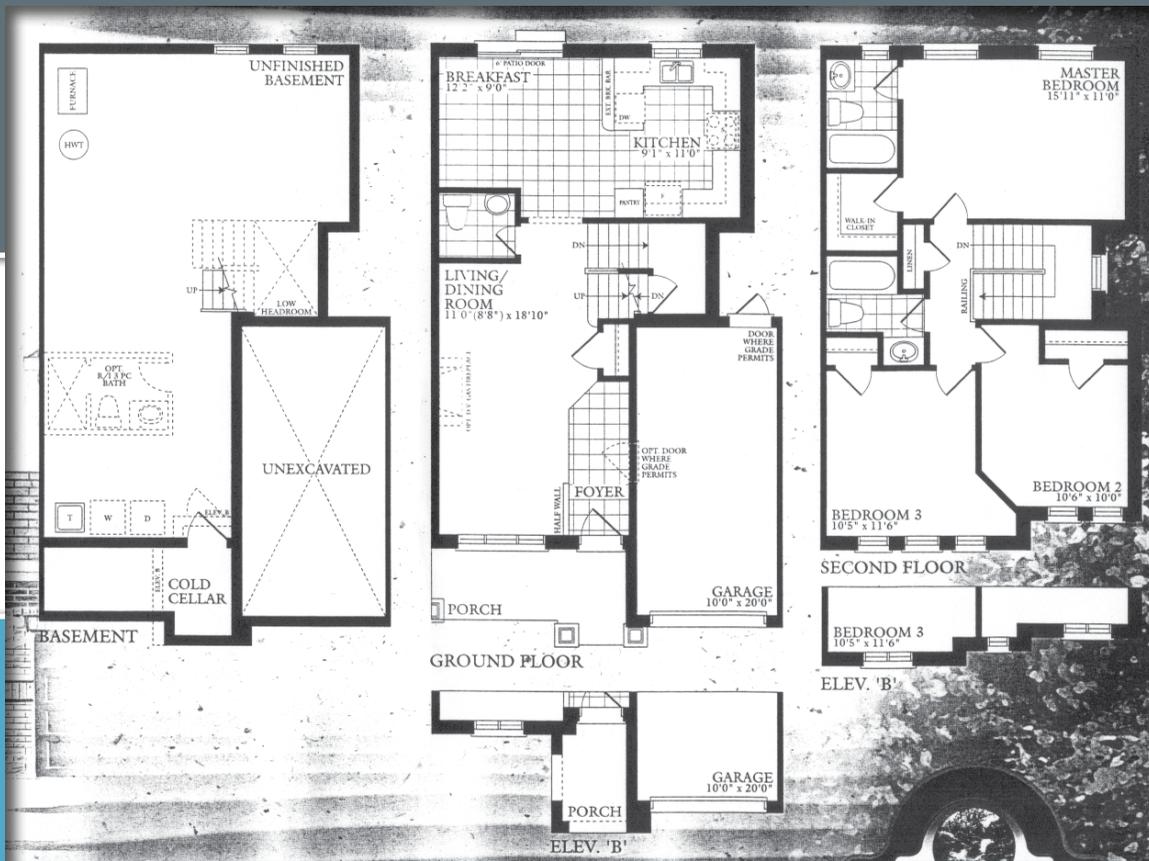
## Backyard

- good-sized backyard
- nicely landscaped



## Deck

- large 16 by 16 foot deck
- natural gas line for barbecue



NorthStar Homes Kingsmere Floorplan - 1.395 square feet  
(elevation B)

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, Light Fixtures, Existing Window Treatments, TV and Stand in Basement, Wardrobe in Second Bedroom, Security System (not monitored)

**Exclusions:** Hot Water Tank (rental)

**Legal Description:** PLAN 43M1661 PT BLK 255 RP 43R30073 PARTS 3 AND 4

**Square Footage:** 1,395 (plus finished basement)

**Property Size:** 24.64 feet by 88 feet

**Property Taxes:** \$3,981 for 2022



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