


#	Address	Apt/Unit	Municipality	Price	Beds	Wr	LSC	MLS#
1	90 Brockman Cres		Ajax	\$890,000.00	4	3	Sld	E5714854

	90 Brockman Cres Ajax Ontario L1T2L7	Sold: \$867,500 List: \$890,000	1
	Ajax Central West Durham 267-12-P Taxes: \$4,432.00 / 2021	For: Sale	% Dif: 97
	SPIS: N Last Status: Sld Pcl 54-1 Sec *See Full Legal In Brokerage Remarks*		DOM: 53
Detached	Fronting On: E	Rms: 7 + 1	
Link: N	Acreage: < .50	Bedrooms: 4	
2-Storey	Lot: 29.63 x 101.71 Feet	Washrms: 3	
		1x4xUpper, 1x3xUpper, 1x2xMain	
Irreg: Dir/Cross St: Westney/Delaney			

MLS#: E5714854 Seller: Brandy May (Devaladares) Smith Occupancy: Owner
 PIN#: ARN#: 180502001537613 Contact After Exp: N
 Holdover: 90

Kitchens: 1	Exterior: Alum Siding / Brick	Zoning:
Fam Rm: N	Drive: Private	Cable TV: Hydro:
Basement: Finished	Gar/Gar Spcs: Attached / 1.0	Gas: Phone:
Fireplace/Stv: N	Drive Pk Spcs: 4	Water: Municipal
Heat: Forced Air / Gas	Tot Pk Spcs: 5.0	Water Supply:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac:	Pool: None	Waterfront:
Apx Age:	Prop Feat: Fenced Yard, Hospital,	Retirement:
Apx Sqft:	Park, Place Of Worship, Public Transit,	Farm/Agr:
Assessment:	School	Oth Struct: Garden Shed
POTL:		Spec Desig: Unknown
Laundry lev:		

#	Room	Level	Length (m)	Width (m)	Description
1	Living	Ground	3.06	x 6.63	Laminate Pot Lights
2	Dining	Ground	3.31	x 3.77	Laminate W/O To Deck
3	Kitchen	Ground	3.12	x 3.48	Laminate Backsplash
4	Prim Bdrm	2nd	4.64	x 5.75	Hardwood Floor 3 Pc Ensuite W/O To Balcony
5	2nd Br	2nd	3.02	x 4.67	Hardwood Floor Window
6	3rd Br	2nd	3.16	x 3.56	Hardwood Floor Window
7	4th Br	2nd	1.99	x 2.97	Laminate Window
8	Rec	Bsmt	4.64	x 7.15	Wet Bar Window

Client Remks: Beautiful Turn-Key Property In The Heart Of Ajax. Large Eat In Kitchen, New Pot Lights In Living Room & Walk Out From Dinning Room To Fenced Yard With Hot Tub & Oversized Shed. Wet Bar In Basement. Perfect Detached House For First Time Home Buyers And Investors. Close To All Amenities.
Extras: S/S Fridge, Stove, Dishwasher. Washer, Dryer & S/S Fridge In Basement. Gdo With 2 Remotes. Roof 2010, A/C 2013, Furnace 2014, Driveway 2019, Hot Tub 2012, Water Softener.
Inclusions:
Exclusions:
Rental Items:
Brkage Remks: Buyer & Buyer's Agent To Verify All Taxes/Measurements. Pls Incl Attached Schedule B & 801 To Offer. Offers Welcome Anytime. Pls Allow 48Hrs Irrevoc. Offerpresentation Sept 18 @ 6 Pm.Full Legal Description: Pcl 54-1 Sec 40M1302? Lt 54, PI 40M1302? S/T Right As In Lt225011 ? Ajax.

List: COLDWELL BANKER - R.M.R. REAL ESTATE, BROKERAGE Ph: 905-430-6655 Fax: 905-430-4505
 LORI SULLIVAN, Salesperson 905-430-6655
 Co-Op: BRIGHT VISION REALTY INC., BROKERAGE
 Varna Kanapathippillai, Broker Of Record
Contract Date: 7/29/2022 **Sold Date:** 9/20/2022 **Leased Terms:**
Expiry Date: 10/29/2022 **Closing Date:** 11/09/2022 **Original:** \$975,000
Last Update: 9/20/2022 **CB Comm:** 2.5% + Hst