

	<b>90 Brockman Cres</b> <b>Ajax Ontario L1T2L7</b>	<b>Sold: \$867,500</b> <b>List: \$890,000</b>	<b>1</b>
	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 Link: N 2-Storey	Fronting On: E Acreage: < .50 Lot: 29.63 x 101.71 Feet	Rms: 7 + 1 Bedrooms: 4 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

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

#	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