



# THE HARTSINK TEAM



45 – 78 Hansen Road North  
*Brampton*



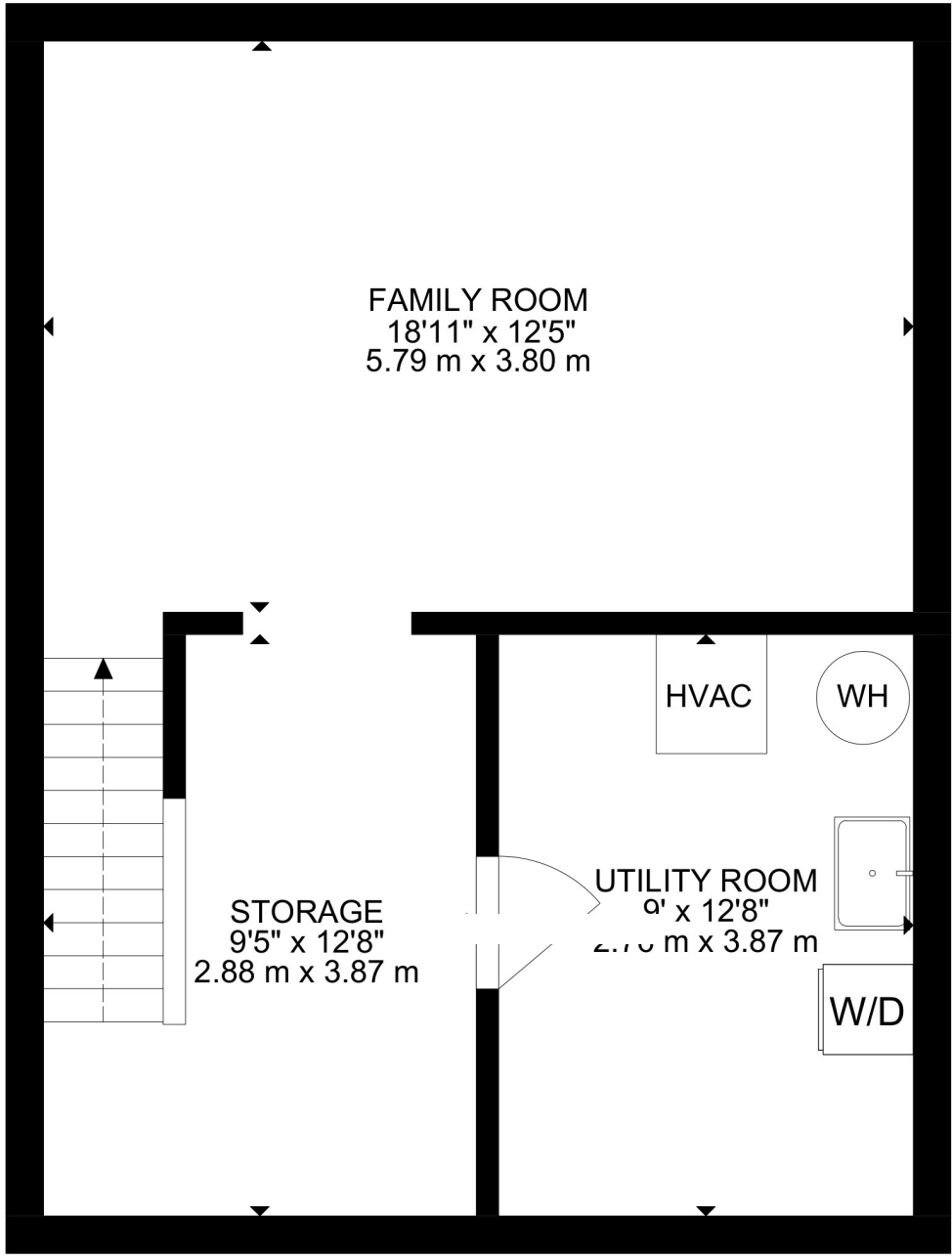
Guiding you home with confidence







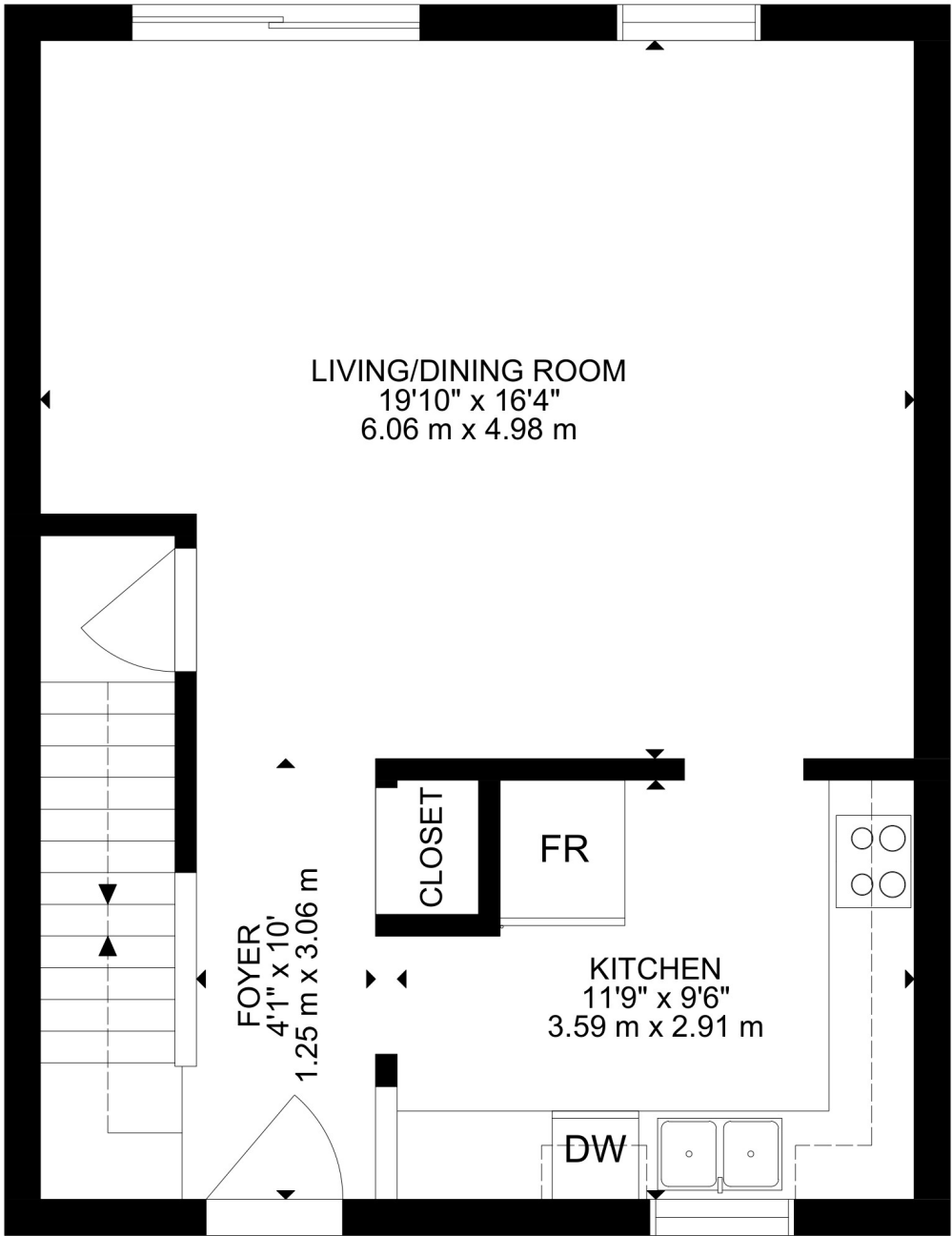
FLOOR PLANS



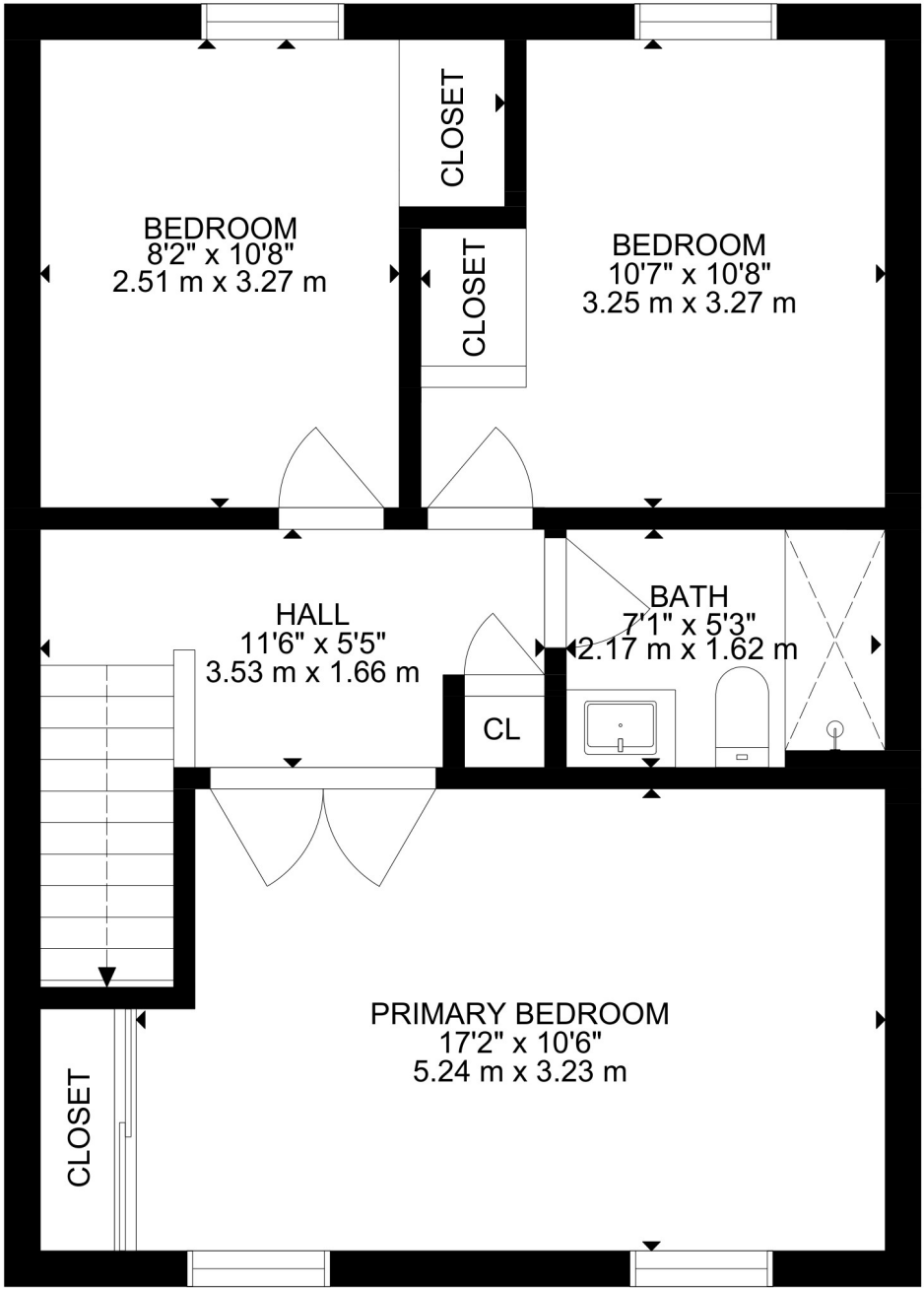
LOWER FLOOR



FLOOR PLANS



MAIN FLOOR



UPPER FLOOR

THE HARTSINK  
TEAM

# HOUSE FEATURES

## EXTERIOR

### FRONT YARD

- Paved walkway to front door

### PARKING

- 1 Exclusive surface parking spot

### BACKYARD

- Fully fenced
- Paved patio area

## INTERIOR

### MAIN LEVEL

#### FRONT ENTRANCE

- Tile flooring

#### LIVING ROOM

- Laminate flooring
- 1 window overlooking backyard
- Sliding door walk out to backyard
- Pot Lights
- Combined with Dining Area

#### DINING AREA

- Laminate flooring
- Industrial style cage pendant light

#### KITCHEN

- Tile Flooring
- Updated kitchen with clean modern look
- Ample counter space
- Grey shaker style cabinets
- Stainless Steel Fridge
- Stainless Steel Stove

## INTERIOR

### UPPER LEVEL

#### HALLWAY

- Parquet flooring
- Linen Closet

#### PRIMARY BEDROOM

- Laminate Flooring
- 2 windows overlooking front yard
- Large double wide closet

#### BEDROOM 2

- Laminate flooring
- 1 window overlooking back yard

#### BEDROOM 3

- Laminate flooring
- 1 window overlooking back yard

### 3-PIECE FAMILY BATHROOM

- Tile flooring
- Built in vanity with single sink
- Walk in shower with glass sliding doors
- Pot lights

## INTERIOR

### LOWER LEVEL

#### (FINISHED)

#### RECREATION ROOM

- Painted panelled walls
- Drop ceiling
- Pot lights

#### FURNACE ROOM/LAUNDRY

#### AREA

- Laundry sink

### UTILITIES:

- Heating: Gas furnace - Distinctions Amana (~2014) - owned
- Gas Water Heater: Rheem Guardian System 40 Gallon

### ADDITIONAL FEATURES:

- Ample visitor parking
- Multiple playgrounds in the complex
- Outdoor pool for summer enjoyment
- Recreation/Party room available

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Note: The information contained herein has been provided by the home owner and is to be verified by the Buyer.

# HOUSE FEATURES



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## SCHOOLS

| Peel District School Board |                                     | Peel Catholic District School Board |                                    |
|----------------------------|-------------------------------------|-------------------------------------|------------------------------------|
| ENGLISH                    |                                     |                                     |                                    |
| JK- GR05                   | Madoc Drive Public School           | JK - GR08                           | Father CW Sullivan Catholic School |
| GR07 - GR08                | Gordon Graydon Senior Public School | GR09 - GR12                         | Cardinal Leger CSS                 |
| GR9 - GR12                 | Central Peel Secondary School       |                                     |                                    |
| FRENCH IMMERSION           |                                     |                                     |                                    |
| JK - GR06                  | ÉE Carrefour des Jeunes             | JK - GR06                           | ÉÉC Sainte-Jeanne-d'Arc            |
| GR07 - GR12                | ÉS Jeunes sans frontières           | GR07 - GR12                         | ÉSC Sainte-Famille                 |
|                            |                                     |                                     |                                    |

School boundary information can be confirmed at:  
<https://www.pdsb.ca/schools/Pages/Find-My-Local-School.aspx> & <https://schoolplanning.hcdsb.org/find-your-school/>



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