

Myers, Jeanie

From: chetwindenny
Sent: 2022/12/02 10:40 AM
To: Myers, Jeanie
Subject: [EXTERNAL]FW: APPLICATION #B-2022-0003 43 David Street- DETACHED PROPERTIES LOT SIZE
Attachments: Scan0012.pdf
Importance: High

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

Morning Jeanie

See below

Wayne Chetwin Denny (Chet) & Karen Tyrrell

38 Joseph Street

Brampton ON. L6X 1H6

Here is the resent package, please confirm that you received the email.

Thanks

Chet

Myers, Jeanie

From: chetwindenny'
Sent: 2022/12/01 2:31 PM
To: Myers, Jeanie
Cc: 'JENNIFER HAREWOOD'
Subject: [EXTERNAL]APPLICATION #B-2022-0003 43 David Street- DETACHED PROPERTIES LOT SIZE
Attachments: Scan0012.pdf

Importance: High

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

Att: Jeanie Committee Members.

This is Karen Tyrrel and Chetwin Denny written submission package to Secretary-Treasurer.

Here is one of two packages firmly disagreeing with the Application to Sever a parcel into 2 x 29.76ft lots.

Here is only a small sample of comparable Detached Properties within the blue zone (Downtown) within the area of the subject property.

David street on average lot sizes is above 38.00ft minimum -50.00 ft X 158.00ft deep, the blue zone (Downtown) the average lot size 40.00 ft plus.

Other considerations setbacks, fire break between properties, lot elevation, adjacent properties encroachment, 2 x 2 storey height.

I strongly suggest that Committee Members/City of Brampton Engineer to conduct a site inspection and due diligence.

Regards
Chet

Comparable Sales Report

This report was prepared by:

Chetwin Denny
Real Estate Sales



chetwindenny@gmail.com
www.chetwindenny.com

Royal LePage Vendex Realty., Brokerage

10-4 McLaughlin Road South
Brampton, Ontario, Canada, L6Y 3B2

Office: 905-452-7272
Fax: 905-488-5694



PROPERTY REPORT

Comparable Sales

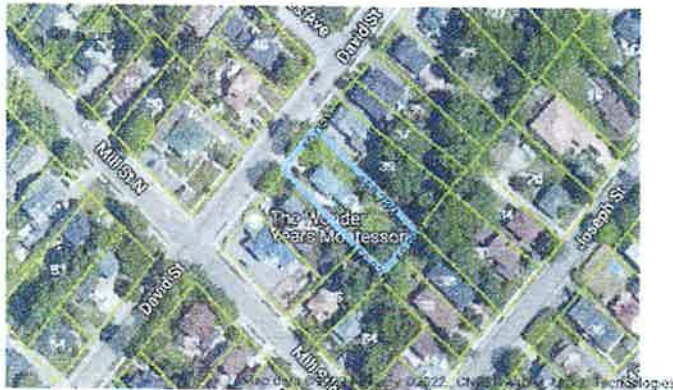


Comparable Sales Search Results

#	Address	Date	Sales Amount (\$)	Lot Size (sq.ft)	\$/sq.ft	Distance (m)	PIN
1	58 JOSEPH ST, BRAMPTON, L6X1H8	Aug 02, 2022	815,000	4,779.00	171	111	141220036
2	2 DAVID ST, BRAMPTON, L6X1J1	Jul 20, 2022	1,395,000	4,714.00	296	233	141220156
3	BRAMPTON	Jul 15, 2022	1,468,455	3,282.00	447	240	141220199
4		Jul 15, 2022	1,468,455	1,851.00	793	233	141220397
5		Jul 15, 2022	1,468,455	47,899.00	31	210	141220196

Site & Structure

subject Property



Lot Size Area: 9,461.47 ft² (0.217 ac) Perimeter: 436.35 ft
 Measurements: 60.08 ft x 158.87 ft x 60.08 ft x 158.78 ft
 Lot Measurement Accuracy: LOW

Assessment 1 ARN : 211004003503000

[mpac .propertyline](#)

Site	Frontage: 60.00 ft	Depth: 158.35 ft	Zoning: R1B
Structure	Property Description: Single-family detached (not on water)		Property Code: 301
Assessment Details	Current Assessed Value : \$512,000		Previous Assessed Value : N/A
	Valuation Date: 2016-01-01		
4 Year Phased-In Assessed Values	Taxation Year	Phased-In Assessment	
	2023	\$512,000	
	2022	\$512,000	
	2021	\$512,000	
	2020	\$512,000	

Structures:

#	Description	Year Built	Bedrooms	Full Bathrooms	Half Bathrooms	Full Stories	Partial Stories	Split Level	Fireplaces	Indoor Pool	Outdoor Pool
301	SINGLE FAMILY DETACHED	1890	3	1	1	2	No part storey	No Split	0	N	N

Assessment Roll Legal Description

PLAN BR 32 LOT 24 PT LOT 23 RP 43R9448 PART 2

Site Area

9501 F

Site Variance

Regular

Driveway Type

Separate or Private Driveway

Garage Type

N/A

Garage Spaces

N/A

Water Service Type

Municipal

Sanitation Type

Municipal

Assessment Property Information

Property Address:
 43 DAVID ST BRAMPTON ON L6X1J3
Unit Number:
 N/A

Municipality:
 BRAMPTON
Property Type:
 RESIDENTIAL

Report Date:
 2022-12-01

Site & Structure



Map data © 2022 Imagery © 2022, CNES / Airbus, Maxar Technologies



Google

Map data © 2022 Google Report a map error

Lot Size Area: 5,677.09 ft² (0.135 ac) Perimeter: 393.70 ft
 Measurements: 34.66 ft x 159.99 ft x 39.33 ft x 159.93 ft
 Lot Measurement Accuracy: LOW

Assessment 1 ARN : 211004003503900

[mpac .propertyline](#)

Site	Frontage: 34.00 ft	Depth: 158.40 ft	Zoning: R1B
Structure	Property Description: Single-family detached (not on water)		Property Code: 301
Assessment Details	Current Assessed Value : \$434,000		Previous Assessed Value : N/A
	Valuation Date: 2016-01-01		
4 Year Phased-In Assessed Values	Taxation Year		Phased-In Assessment
	2023		\$434,000
	2022		\$434,000
	2021		\$434,000
	2020		\$434,000

Structures:

#	Description	Year Built	Bedrooms	Full Bathrooms	Half Bathrooms	Full Stories	Partial Stories	Split Level	Fireplaces	Indoor Pool	Outdoor Pool
301	SINGLE FAMILY DETACHED	1890	3	1	0	1	3/4 storey	No Split	0	N	N
Assessment Roll Legal Description		PLAN BR 8 PT LOTS 9,10 RP 43R6844 PARTS 3,4									
Site Area		5385.6 F									
Site Variance		Regular									
Driveway Type		Unspecified/Not Applicable									
Garage Type		N/A									
Garage Spaces		N/A									
Water Service Type		Unspecified Service									
Sanitation Type		Unspecified Service									

Assessment Property Information

Property Address:
 21 DAVID ST BRAMPTON ON L6X1J3
Unit Number:
 N/A
Municipality:
 BRAMPTON
Property Type:
 RESIDENTIAL
Report Date:
 2022-12-01

Site & Structure



Lot Size Area: 16,371.89 ft² (0.376 ac) Perimeter: 528.22 ft
 Measurements: 100.18 ft x 163.39 ft x 105.71 ft x 159.93 ft
 Lot Measurement Accuracy: LOW

Assessment 1 ARN : 211004003504000

[mpac propertyline](#)

Site Frontage: 104.00 ft Depth: 158.40 ft Zoning: R1B

Structure Property Description: Residential property with three self-contained units Property Code: 333

Assessment Details Current Assessed Value : \$843,000 Previous Assessed Value : N/A

Valuation Date: 2016-01-01

4 Year Phased-In Assessed Values

Taxation Year	Phased-In Assessment:
2023	\$843,000
2022	\$843,000
2021	\$843,000
2020	\$843,000

Structures:

#	Description	Year Built	Bedrooms	Full Bathrooms	Half Bathrooms	Full Stories	Partial Stories	Split Level	Fireplaces	Indoor Pool	Outdoor Pool
323	TRIPLEX	1867	6	3	0	2	No part storey	No Split	0	N	N

Assessment Roll Legal Description

PLAN BR 8 LOT 9 PT LOT 9 RP 43R13689 PARTS 1 AND 2

Site Area N/A

Site Variance Corner

Driveway Type Unspecified/Not Applicable

Garage Type N/A

Garage Spaces N/A

Water Service Type Municipal

Sanitation Type Municipal

Assessment Property Information

Property Address:
 19 DAVID ST BRAMPTON ON L6X1J3
Unit Number:
 N/A

Municipality:
 BRAMPTON
Property Type:
 RESIDENTIAL

Report Date:
 2022-12-01

Site & Structure



Lot Size Area: 5,941.67 ft² (0.136 ac) Perimeter: 390.42 ft
 Measurements: 35.54 ft x 159.44 ft x 38.38 ft x 158.41 ft
 Lot Measurement Accuracy: LOW

Assessment 1 ARN : 211004003503700

[mpac .propertyline](https://www.propertyline.com)

Site Frontage: 38.00 ft Depth: 158.33 ft Zoning: R1B

Structure Property Description: Single-family detached (not on water) Property Code: 301

Assessment Details Current Assessed Value : \$432,000 Previous Assessed Value : N/A

Valuation Date: 2016-01-01

4 Year Phased-In Assessed Values

Taxation Year	Phased-In Assessment
2023	\$432,000
2022	\$432,000
2021	\$432,000
2020	\$432,000

Structures:

#	Description	Year Built	Bedrooms	Full Bathrooms	Half Bathrooms	Full Stories	Partial Stories	Split Level	Fireplaces	Indoor Pool	Outdoor Pool
301	SINGLE FAMILY DETACHED	1890	3	1	1	1	3/4 storey	No Split	0	N	N

Assessment Roll Legal Description PLAN BR 8 PT LOTS 11,12

Site Area 6016.54 F

Site Variance Regular

Driveway Type Unspecified/Not Applicable

Garage Type N/A

Garage Spaces N/A

Water Service Type Unspecified Service

Sanitation Type Unspecified Service

Assessment Property Information

Property Address:
 25 DAVID ST BRAMPTON ON L6X1J3

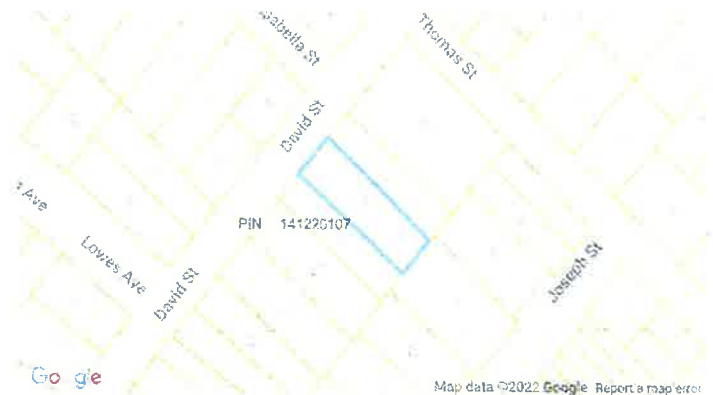
Unit Number:
 N/A

Municipality:
 BRAMPTON

Property Type:
 RESIDENTIAL

Report Date:
 2022-12-01

Site & Structure



Lot Size Area: 7,771.54 ft² (0.178 ac) Perimeter: 416.67 ft
 Measurements: 52.06 ft x 158.41 ft x 47.42 ft x 159.99 ft
 Lot Measurement Accuracy: LOW

Assessment 1 ARN : 211004003503800

[mpac](#) [propertyline](#)

Site	Frontage: 53.00 ft	Depth: 158.40 ft	Zoning: R1B
Structure	Property Description: Single-family detached (not on water)		Property Code: 301
Assessment Details	Current Assessed Value : \$441,000		Previous Assessed Value : N/A
	Valuation Date: 2016-01-01		
4 Year Phased-In Assessed Values	Taxation Year	Phased-In Assessment	
	2023	\$441,000	
	2022	\$441,000	
	2021	\$441,000	
	2020	\$441,000	

Structures:

#	Description	Year Built	Bedrooms	Full Bathrooms	Half Bathrooms	Full Stories	Partial Stories	Split Level	Fireplaces	Indoor Pool	Outdoor Pool
301	SINGLE FAMILY DETACHED	1890	3	1	1	2	No part storey	No Split	0	N	N

Assessment Roll Legal Description

PLAN BR 8 PT LOTS 10,11 RP 43R6844 PARTS 1,2

Site Area

8395.2 F

Site Variance

Regular

Driveway Type

Unspecified/Not Applicable

Garage Type

N/A

Garage Spaces

N/A

Water Service Type

Unspecified Service

Sanitation Type

Unspecified Service

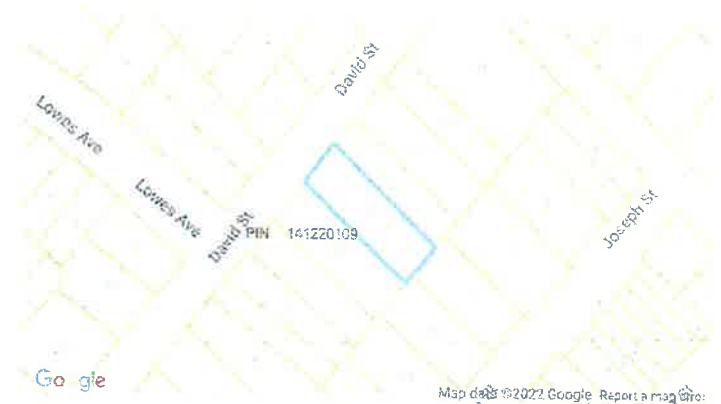
Assessment Property Information

Property Address:
 23 DAVID ST BRAMPTON ON L6X1J3
Unit Number:
 N/A

Municipality:
 BRAMPTON
Property Type:
 RESIDENTIAL

Report Date:
 2022-12-01

Site & Structure



Lot Size Area: 8,449.66 ft² (0.194 ac) Perimeter: 423.23 ft
 Measurements: 52.76 ft x 160.20 ft x 53.85 ft x 159.44 ft
 Lot Measurement Accuracy: Low

Assessment 1 ARN : 211004003503600

[mpac .propertyline](#)

Site Frontage: 50.00 ft Depth: 158.40 ft Zoning: R1B

Structure Property Description: Single-family detached (not on water) Property Code: 301

Assessment Details Current Assessed Value : \$535,000 Previous Assessed Value : N/A

Valuation Date: 2016-01-01

4 Year Phased-In Assessed Values

Taxation Year	Phased-In Assessment
2023	\$535,000
2022	\$535,000
2021	\$535,000
2020	\$535,000

Structures:

#	Description	Year Built	Bedrooms	Full Bathrooms	Half Bathrooms	Full Stories	Partial Stories	Split Level	Fireplaces	Indoor Pool	Outdoor Pool
301	SINGLE FAMILY DETACHED	1900	2	1	1	2	No part storey	No Split	N/A	N	N

Assessment Roll Legal Description

PLAN BR 8 PT LOT 12

Site Area

7920 F

Site Variance

Regular

Driveway Type

Unspecified/Not Applicable

Garage Type

N/A

Garage Spaces

N/A

Water Service Type

Unspecified Service

Sanitation Type

Unspecified Service

Assessment Property Information

Property Address:
 27 DAVID ST BRAMPTON ON L6X1J3
Unit Number:
 N/A

Municipality:
 BRAMPTON
Property Type:
 RESIDENTIAL

Report Date:
 2022-12-01

Site & Structure



Lot Size Area: 7,836.12 ft² (0.180 ac) Perimeter: 413.39 ft
 Measurements: 39.89 ft x 158.78 ft x 59.87 ft x 157.44 ft
 Lot Measurement Accuracy: Low

Assessment 1 ARN : 211004003503100

[mpac propertyline](#)

Site	Frontage: 39.84 ft	Depth: 157.24 ft	Zoning: R1B
Structure	Property Description: Single-family detached (not on water)		Property Code: 301
Assessment Details	Current Assessed Value : \$533,000		Previous Assessed Value : N/A
	Valuation Date: 2016-01-01		
4 Year Phased-In Assessed Values	Taxation Year	Phased-In Assessment	
	2023	\$533,000	
	2022	\$533,000	
	2021	\$533,000	
	2020	\$533,000	

Structures:

#	Description	Year Built	Bedrooms	Full Bathrooms	Half Bathrooms	Full Stories	Partial Stories	Split Level	Fireplaces	Indoor Pool	Outdoor Pool
301	SINGLE FAMILY DETACHED	1900	4	2	0	1	3/4 storey	No Split	1	N	N

Assessment Roll Legal Description	PLAN BR 32 PT LOTS 22 AND 23 RP 43R10090 PART 1
Site Area	6264.44 F
Site Variance	irregular
Driveway Type	Unspecified/Not Applicable
Garage Type	N/A
Garage Spaces	N/A
Water Service Type	Unspecified Service
Sanitation Type	Unspecified Service

Assessment Property Information	Property Address: 39 DAVID ST BRAMPTON ON L6X1J3 Unit Number: N/A Municipality: BRAMPTON Property Type: RESIDENTIAL Report Date: 2022-12-01
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	3 West St		List: \$1,299,900 For: Sale
	Brampton Ontario L6X 1V6		
	Brampton Downtown Brampton Peel 452-43-V		
	Taxes: \$3,668.13 / 2022	SPIS: N	Last Status: New
Pt Lt 7 Pl Br 4 Brampton Nw Of Queen St W, Aka * DOM: 16			
Detached	Front On: W	Rms: 8 + 4	
Link: N	Acre: < .50	Bedrooms: 4 + 1	
2 1/2 Storey	40 x 90 Feet	Washrooms: 5	
Irreg:		1x3xMain, 2x3x2nd, 1x3x3rd, 1x3xBsmt	
Dir/Cross St: Queen Street West/West Street			

MLS#: W5827046	Sellers: Natasha Selmani And Gazmir Selmani	Contact After Exp: N
Holdover: 90	Possession Remarks: 90+ Days/Tba Occup: Owner	
Assignment: N	Fractional Ownership: N	
PIN#: 141080074	ARN#: 211003003012100	

Kitchens: 1 + 2	Exterior: Brick	Zoning: R2B
Fam Rm: N	Drive: Private	Cable TV: A
Basement: Finished / Sep Entrance	Gar/Gar Pk Spcs: None / 0.0	Hydro: A
Fireplace/Stv: N	Drive Pk Spcs: 5	Gas: A
Heat: Water / Gas	Tot Pk Spcs: 5.0	Phone: A
A/C: None	UFFI: No	Water: Municipal
Central Vac: N	Pool: None	Water Supply: Sewers
Apx Age: 100+	Energy Cert: N	Spec Desig: Unknown
Apx Sqft: 2000-2500	Cert Level:	Farm/Agr: None
Assessment: 374000 / 2022	GreenPIS: N	Waterfront: N
POTL:	Prop Feat: Level	Retirement: N
Elevator/Lift: N		Oth Struct:
Laundry Lev: Lower		
Phys Hdcp-Eqp: N		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	10.82	x 13.25	Laminate Crown Moulding
2	Dining	Main	12.07	x 13.25	Laminate Crown Moulding French Doors
3	Kitchen	Main	13.25	x 12.66	Quartz Counter Stainless Steel Appl Backsplash
4	Prim Bdrm	2nd	21.32	x 13.25	3 Pc Ensuite Laminate Pot Lights
5	2nd Br	2nd	11.32	x 13.15	Laminate
6	3rd Br	3rd	12.82	x 11.58	Laminate
7	4th Br	3rd	11.41	x 11.58	Laminate
8	Kitchen	3rd	7.74	x 4.82	Laminate
9	Rec	Bsmt			Laminate
10	Kitchen	Bsmt			Laminate
11	5th Br	Bsmt			Laminate
12	Laundry	Bsmt			Tile Floor

Client Remks: Nestled In The Heart Of Downtown Brampton Sits This Charming And Unique 2.5 Storey Century Home Circa 1915 Brimming With Character! The Main Level Features Wide-Plank Laminate Floors, Formal Living Room Overlooking Front Yard, Oversized Dining Room Perfect For Get-Togethers With Family And Friends, Three-Piece Bathroom Plus Stunning Contemporary Kitchen Renovated Within The Past Two Years With Quartz Counter Tops, Glass Tile Backsplash, Stainless Steel Appliances And Eat-In Area. The Finished Basement With Separate Entrance From Back Yard Is Currently Leased And The Existing Tenant Is Willing To Stay. Additional Details Include An Upgraded 200 Amp Breaker Panel, Auxiliary Electric Baseboard Heating On The Third Level, Stone Foundation, Egress Window And Fire Escape Ladder From Third Level, Large Verandah, Partially Fenced Back Yard With Mature Trees And Shrubs, Two Driveways On Either Side Of Home Providing On-Site Parking For Five Cars And More!

Extras: Walk To Parks, Mchugh P.S., Go Station, Public Transit, City Hall And Everything Downtown Has To Offer! Explore The Potential Opportunity For A Multi-Residential Property, Tucked Away On A Mature Street In A Sought-After Neighbourhood!

Brkage Remks: * Full Legal Attached. Please Note: 24 Hours Notice Is Required And Showings Permitted Daily Between 9:30 Am And 8:30 Pm. Schedules B And C Are Attached And Must Accompany All Offers. Inclusion And Exclusion List Is Attached. Tenant In Basement Is Willing To Stay. (48Hr Irr)

Mortgage Comments: Clear

ROYAL LEPAGE REAL ESTATE SERVICES LTD., BROKERAGE Ph: 905-338-3737 Fax: 905-338-7351
 251 North Service Road Ste #10 Oakville L6M3E7
 DAN COOPER, Broker 905-849-3360
 ROBERT FICZERE, Broker 905-601-6865

List: \$1,300,000 For: Sale



31 Railroad St
 Brampton Ontario L6X1G3
 Brampton Downtown Brampton Peel 452-43-V
 Taxes: \$5,000.00 / 2022
 SPIS: N
 Pt Lt 12 Railroad Street Blk 10 Pl Br-4 Brampton S DOM: 111

Last Status: Pc

Detached Front On: N Rms: 5
 Link: N Acre: Bedrooms: 2
 Bungalow 52.99 x 100 Feet Washrooms: 1
 Irreg: 1x4
 Dir/Cross St: Railroad St/Mill St N

MLS#: W5730231

Sellers: Salh, Gursimranjeet Kaur; Salh, Tariochan Singh

Contact After Exp: N

Holdover: 90

Possession Remarks: Tbd

Occup: Tenant

PIN#:

ARN#:

Kitchens: 1
 Fam Rm: Y
 Basement: None
 Fireplace/Stv: N
 Heat: Baseboard / Electric
 A/C: Central Air
 Central Vac:
 Apx Age:
 Apx Sqft:
 Assessment:
 POTL:
 Elevator/Lift:
 Laundry Lev:
 Phys Hdcp-Eqp:

Exterior: Vinyl Siding
 Drive: Available
 Gar/Gar Pk Spcs: None / 0.0
 Drive Pk Spcs: 1
 Tot Pk Spcs: 1.0
 UFFI:
 Pool: None
 Energy Cert:
 Cert Level:
 GreenPIS:
 Prop Feat:

Zoning:
 Cable TV:
 Hydro:
 Gas:
 Phone:
 Water: Municipal
 Water Supply:
 Sewer: Sewers
 Spec Desig: Unknown
 Farm/Agr:
 Waterfront:
 Retirement:
 Oth Struct:

#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Attention Investors And Developers! Great Opportunity In The Heart Of Downtown Brampton Located Opposite The Go Station. The Area Is Rapidly Changing With New Development Projects. Suited For Highrise Or Low Rise Buildings.					
Extras:					

Brkage Remks: Pls Contact The Listing Agent For Further Details. Showings Only Permitted After An Offer Is Submitted And Accepted.

RE/MAX SPECIALISTS TAVSELLS INC., BROKERAGE Ph: 905-858-3434 Fax: 905-858-2682
 14980 Hurontario St Caledon L7C2C2

TAV SCHEMBRI, Broker of Record 416-206-8164

Contract Date: 8/12/2022

Condition:

Ad: Y

Expiry Date: 1/22/2023

Cond Expiry:

Escape:

Last Update: 10/31/2022

CB Comm: 2.5% + Hst

Original: \$1,400,000

List: \$1,399,900 For: Sale



59 Elizabeth St N
 Brampton Ontario L6X1S3
 Brampton Downtown Brampton Peel 452-43-V
 Taxes: \$4,197.24 / 2021
 Pt Lt 8 Railroad St Blk 10 Pl Br4 Brampton *

SPIS: N

Last Status: Sc

DOM: 161

Detached Front On: W Rms: 16
 Link: N Acre: Bedrooms: 4
 2-Storey 45 x 170 Feet Washrooms: 4
 Irreg: 2x4xMain, 2x4x2nd
 Dir/Cross St: Elizabeth/Railroad

MLS#: W5671141

Sellers: Herbert Donald Maxim Harris

Contact After Exp: N

Holdover: 60

Possession Remarks: Flexible

Occup: Tenant

PIN#:

ARN#:

Kitchens: 4
 Fam Rm: N
 Basement: Unfinished
 Fireplace/Stv: N
 Heat: Forced Air / Gas
 A/C: None
 Central Vac:
 Apx Age:
 Apx Sqft:
 Assessment:
 POTL:
 Elevator/Lift:
 Laundry Lev:
 Phys Hdep-Eqp:

Exterior: Brick
 Drive: Private
 Gar/Gar Pk Spcs: Detached / 1.0
 Drive Pk Spcs: 2
 Tot Pk Spcs: 3.0
 UFFI:
 Pool: None
 Energy Cert:
 Cert Level:
 GreenPIS:
 Prop Feat:

Zoning:
 Cable TV:
 Hydro:
 Gas:
 Phone:
 Water: Municipal
 Water Supply:
 Sewer: Sewers
 Spec Desig: Unknown
 Farm/Agr:
 Waterfront:
 Retirement:
 Oth Struct:

#	Room	Level	Length (ft)	Width (ft)	Description
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Client Remks: Attention Investors And Developers!! Prime Location Across The From Go Station! A Unique Home In Downtown Brampton That Has Been Divided Into 4 Separate Apartments! Each Apartment With A Bedroom, Washroom, Living Room And Kitchen. Separate Hydro Meters For Each Unit. Both Main Floor Units Have 2 Entrances. Frontage On Elizabeth St N And Railroad St. Parking For 4 Cars. Motivated Seller!!!

Extras: 1 Car Garage. Buyer To Assume The 3 Tenants. Survey Attached To Listing

Brkage Remks: Showings Of Apt 3 Only. Other 3 Units Are Tenanted & Can Be Shown With Notice To An Interested Buyer. Pls Attach Form 801, Disclosure, Schedule B To All Offers. Agent Related To Seller. Email Offers To Kristaharris182@gmail.Com *Legal Cont'd S Of Railroad As In V5404087 Brampton

RE/MAX REALTY SERVICES INC., BROKERAGE Ph: 905-456-1000 Fax: 905-456-1924

295 Queen Street East Brampton L6W3R1

KRISTA LYNNE HARRIS, Broker 416-994-5537

Contract Date: 6/23/2022

Condition: Due Diligence

Ad: Y

Expiry Date: 12/30/2022

Cond Expiry: 12/05/2022

Escape:

Last Update: 11/24/2022

CB Comm: 2.5 + Hst

Original: \$1,999,900

Prepared by: CHETWIN DENNY, Salesperson
 ROYAL LEPAGE VENDEX REALTY, BROKERAGE
 4 McLaughlin Rd S Ste 10C, Brampton, ON L6Y3B2 905-452-7272

Printed on 12/01/2022 1:19:13 PM

List: \$1,400,000 For: Sale



48 Mill St N
 Brampton Ontario L6X1S6
 Brampton Downtown Brampton Peel 452-43-V
 Taxes: \$5,000.00 / 2022 SPIS: N
 Pt Lt 11 Blk 10 Pl Br-4 Brampton E Of Mill St As I DOM: 111

Last Status: New

Detached Front On: S Rms: 6
 Link: N Acre: Bedrooms: 2
 Bungalow 52.99 x 100 Feet Washrooms: 2
 Irreg: 2x4
 Dir/Cross St: Mill St N/Railroad St

MLS#: W5730228

Sellers: Salh, Gursimranjeet Kaur; Salh, Tariochan Singh

Contact After Exp: N

Holdover: 90

Possession Remarks: Tbd

Occup: Tenant

PIN#:

ARN#:

Kitchens: 1
 Fam Rm: N
 Basement: Other
 Fireplace/Stv: N
 Heat: Forced Air / Electric
 A/C: None
 Central Vac:
 Apx Age:
 Apx Sqft:
 Assessment:
 POTL:
 Elevator/Lift:
 Laundry Lev:
 Phys Hdp-Eqp:

Exterior: Metal/Side
 Drive: Available
 Gar/Gar Pk Spcs: Other / 0.0
 Drive Pk Spcs: 1
 Tot Pk Spcs: 1.0
 UFFI:
 Pool: None
 Energy Cert:
 Cert Level:
 GreenPIS:
 Prop Feat:

Zoning:
 Cable TV:
 Hydro:
 Gas:
 Phone:
 Water: Municipal
 Water Supply:
 Sewer: Sewers
 Spec Desig: Unknown
 Farm/Agr:
 Waterfront:
 Retirement:
 Oth Struct:

#	Room	Level	Length (ft)	Width (ft)	Description
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Client Remks: Attention Investors And Developers! Great Opportunity In The Heart Of Downtown Brampton Located Opposite The Go Station. The Area Is Rapidly Changing With New Development Projects. Suited For Highrise Or Low Rise Buildings.

Extras:

Brkage Remks: Showings Only Permitted After An Offer Is Submitted And Accepted. Do Not Walk The Property Without An Appt.

RE/MAX SPECIALISTS TAVSELLS INC., BROKERAGE Ph: 905-858-3434 Fax: 905-858-2682
 14980 Hurontario St Caledon L7C2C2

TAV SCHEMBRI, Broker of Record 416-206-8164

Contract Date: 8/12/2022

Condition:

Ad: Y

Expiry Date: 1/22/2023

Cond Expiry:

Escape:

Last Update: 10/31/2022

CB Comm: 2.5% + Hst

Original: \$1,480,000

	55 Elizabeth St N		List: \$2,200,000 For: Sale		
	Brampton Ontario L6X1S3				
	Brampton Downtown Brampton Pee: 452-43-V				
	Taxes: \$5,000.00 / 2022		SPIS: N		
Pt Lt 8 Railroad Street Bik 10 Pt Br-4 Brampton S		DOM: 111		Last Status: Pc	
Detached		Front On: W	Rms: 5		
Link: N		Acre:	Bedrooms: 6		
2-Storey		45.01 x 175 Feet	Washrooms: 1		
Irreg:			1x4		
Dir/Cross St: Railroad St/Elizabeth St N					
MLS#: W5730217					
Sellers: Singh, Rajinder; Sandhu, Nirmal; Kaur, Amarjeet; Kaur, Amandeep**					
Holdover: 90 Possession Remarks: Tbd Occup: Tenant Contact After Exp: N					
PIN#: ARN#:					
Kitchens: 1	Exterior: Brick	Zoning:			
Fam Rm: Y	Drive: Available	Cable TV:			
Basement: Other	Gar/Gar Pk Spcs: Detached / 1.0	Hydro:			
Fireplace/Stv: N	Drive Pk Spcs: 4	Gas:			
Heat: Forced Air / Electric	Tot Pk Spcs: 6.0	Phone:			
A/C: None	UFFI:	Water: Municipal			
Central Vac:	Pool: None	Water Supply:			
Apx Age:	Energy Cert:	Sewer: Sewers			
Apx Sqft:	Cert Level:	Spec Desig: Unknown			
Assessment:	GreenPIS:	Farm/Agr:			
POTL:	Prop Feat:	Waterfront:			
Elevator/Lift:		Retirement:			
Laundry Lev:		Oth Struct:			
Phys Hdcp-Eqp:					
#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Attention Investors And Developers! Great Opportunity In The Heart Of Downtown Brampton Located Opposite The Go Station. The Area Is Rapidly Changing With New Development Projects. Suited For High-Rise Or Low Rise Buildings.					
Extras:					
Brkage Remks: Showings Only Permitted After An Offer Is Submitted And Accepted. Do Not Walk The Property Without An Appt. Contact La For More Details **Grewal, Sukhvir					
RE/MAX SPECIALISTS TAVSELLS INC., BROKERAGE Ph: 905-858-3434 Fax: 905-858-2682					
14980 Hurontario St Caledon L7C2C2					
TAV SCHEMBRI, Broker of Record 416-206-8164					
Contract Date: 8/12/2022		Condition:		Ad: Y	
Expiry Date: 1/22/2023		Cond Expiry:		Escape:	
Last Update: 10/31/2022		CB Comm: 2.5% + Hst		Original: \$2,400,000	