

Property Information

11 Crannyfield Dr. Brampton, ON

Location

- Family Friendly Neighbourhood of Fletcher's Meadow
- Quiet Crescent with Pie-Shaped Large Lot, Fully Fenced
- Short Distance to:
 - Parks and Playgrounds and Cassie Campbell Community Centre
 - Elementary and Secondary Schools
- Mt. Pleasant GO Train and Easy Access to Hwy 410 and 407

Relevant Home Details

- 2200 sqft (MPAC) not including unfinished basement ~800 sqft
- 9-foot Ceilings on Main Floor
- Lots of Large Windows Brings Natural Light Through
- Sliding Door in Eat-In Kitchen to Private Backyard
- Kitchen has Tons of Cupboards, extended height, pot drawers
- Open Concept Kitchen, Eating, Living Room
- Fireplace in Living Room
- Separate Dining Room
- Separate Family Room on upper level
- 4 Large Bedrooms
- Primary Bedroom with 4-piece Ensuite and Walk-In Closets
- Main Floor Laundry with Access to Garage
- Basement Unfinished with High Ceilings and Above Grade Windows
- Rough In Washroom in Basement
- Double car Garage with Garage Door Openers (2)
- Roof replaced 2021 – asphalt shingles with metal vents, full synthetic underlay
- Furnace Lennox, serviced 2018; Air Conditioner Lennox, replaced 2018
- Washer/Dryer LG, replaced 2013
- Stove/Oven Whirlpool Electric Range, Black, replaced May 2026
- Fridge GE Profile, Black, replaced 2024
- Dishwasher Frigidaire Black Stainless Steel, replaced 2019
- Hot Water Tank- Rented-Enercare, replaced 2022, \$40.87 +HST monthly
- Security System Alarm Inc-window, door, motion detectors and emergency response-\$45.19 mth- no lock-in
- Painting – 2016 most of house, primary bedroom 2022; bedrooms 2024-2026
- Garden Shed in Backyard

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