

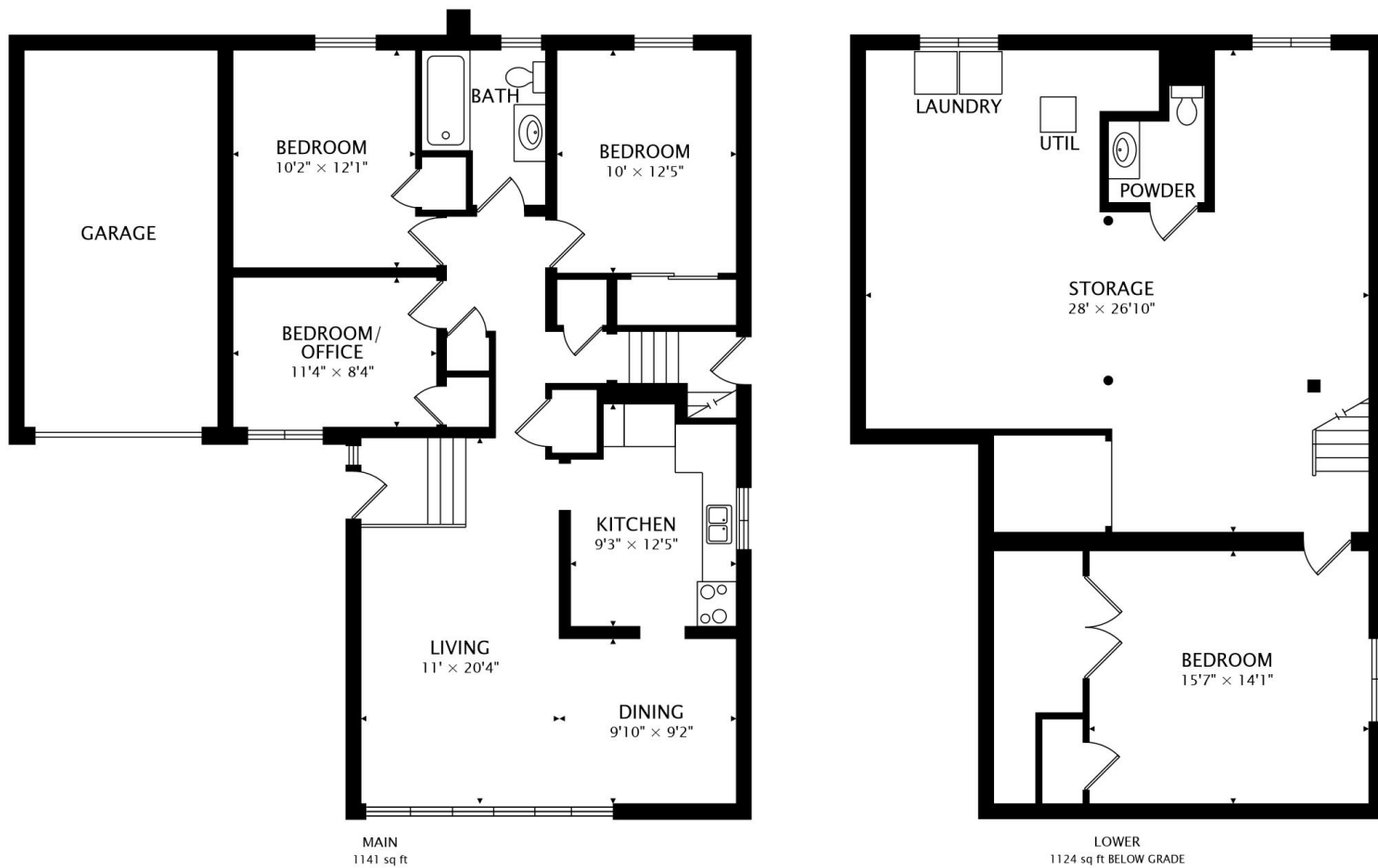


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Welcome to
32 PARKWAY AVENUE

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More information available at www.32parkway.com



Prospective purchaser should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximations. Information contained herein is based on information furnished and sources we believe to be reliable but for which we assume no responsibility.



Welcome to 32 PARKWAY AVENUE

Let the sun shine in! Oodles of natural light streams into the main floor of this cute as a button 3 bedroom bungalow in sought after Northwood Park. Gorgeous back garden with expansive deck, perennial gardens and dedicated BBQ area. Ideal for large gatherings or quiet family evenings.

Key features include:

- Large foyer with extra wide steps up to main floor
- Spacious eat-in kitchen with stainless steel appliances
- Open plan living/dining room featuring expansive front window
- 3 good size main floor bedrooms plus a very large bedroom on lower level
- 2 bathrooms
- Huge lower level with 8 foot ceiling height
- Heated garage with separate panel and loft storage area
- New roof (2018) with solar panels
- Top of the line Carrier furnace & AC (2016)
- Upgraded 200 AMP service

Neighborhood amenities:

This property is minutes to downtown Brampton and all it has to offer:

- **The Rose Theater**
- **Garden Square:** hosts free events throughout the summer and highlights Brampton's vibrant arts and cultural community. Also home to a Brampton's New Year's Eve celebration
- **Gage Park:** beautiful green space offering skating through the park during the winter months
- **Brampton Farmer's Market:** runs every Saturday from the end of June to the end of October
- **Flower City Community Center:** activity center for seniors
- **Shoppers World Mall:** over 165 stores, services and restaurants
- **Chris Gibson Park & Rec Center:** offering an ice rink, pool, racquet ball courts, sauna/hot tub, auditorium, meeting rooms, splash pad, baseball diamonds, off leash dog park & soccer fields
- **South Fletchers Sportsplex:** offer 4 ice rinks, 2 pools, gym, auditorium, meeting rooms, Library, baseball diamonds
- **Sheridan College - Davis Campus:** Sheridan's largest, fastest growing campus with a focus on applied health, community service, engineering and technology programs.

Schools:

TORONTO DISTRICT SCHOOL BOARD

- St Joseph School (Catholic K-8)
- Northwood Public School (K-5)
- Beatty-Fleming Middle School (6-8)
- David Suzuki Secondary School
- Queen Street Public School
- Sir William Gage Middle School

