

# A Property for Your Consideration...

Presented by:

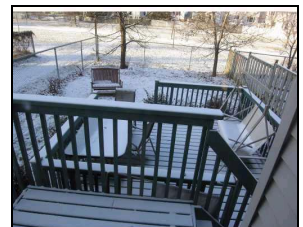
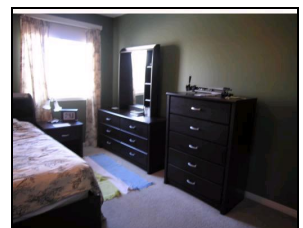
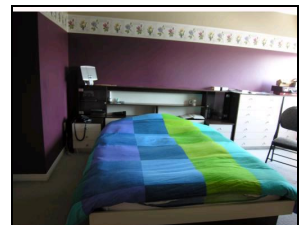
CARMEN LAPLANTE, SALESPERSON  
 ROYAL LEPAGE PERFORMANCE REALTY, BROKERAGE  
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Fallingbrook & Ridgemount

1569 BRIARFIELD CR

\$1,490 / M

Status: **Active**  
 MLS (R) # 744655  
 Neigh: Fallingbrook  
 D/N # 1103  
 Zoning: residential  
 Available for Sale: No  
 Bedrooms: 3 +0 Total:3  
 Bathrooms: 3  
 Storeys/Levels:  
 Deposit: \$2,880  
 Year Built: 1993/Approx  
 Features for Disabled: No



Style: Semi Detached Type: 2 Storey  
 Lot Size: Imp: 28.00 X 114.00  
 AC/H: Finished FP: 1  
 #Covered Spaces: 1 #Garage Spaces: 1  
 #Parking/Desc: 3/1 Garage Attached, Inside Entry, Interlock  
 Parking Access: Street Exterior: Brick, Siding  
 Bsmt Desc: Full  
 Bsmt Dev: Fully Finished  
 Heat: Forced Air AC: Central Air Conditioning  
 Site Influences: End Unit, Family Oriented, Fenced Yard, School Bus  
 Neigh Influences: Cable Available, Highspeed Available, Playground Nearby, Public Transit Nearby  
 Appliances: Dishwasher, Refrigerator, Hood Fan, Stove, Dryer, Washer  
 Features: Alarm System, Window Blinds, Drapes, Drapery Tracks, Hot Water Tank, Smoke Detector  
 Tenant Pays: Cable, Electricity, Gas, High Speed, Hot Water Tank Rental, Phone, Water/Sewer

Directions: FROM 10th Line going south turn Left on Charlemagne, 2nd left on Princess Louise, Left on Deancout, Right on Briarfield

Remarks: Lovely END UNIT Backing onto Park, COMPLETELY FURNISHED!!! Lots of Windows for Letting in Sunshine, Hardwood and Ceramic on 1st floor, Gaz Fireplace, Inside entry to Garage, New Stainless Appliances, Private Laneway, Finished Basement with Huge Family Room, Master Has Walk In Closet, Convenient separate Vanity/Sink Area. Quiet Crescent Close to Schools, Shopping and Buses to Downtown #35 and #20. Please, no Smokers or Pets.

Listing Brokerage: ROYAL LEPAGE PERFORMANCE REALTY, BROKERAGE