



Joselle
ALVES
BROKER

iProRealty

TIME TO BUY OR SELL?
Call JOSELLE! 905-507-SELL (7355)

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Welcome to
71 Baybrook Rd.

Joselle
ALVES
BROKER

71baybrook.com

Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based upon information furnished by principals and sources, which we believe are reliable, but for which we assume no responsibility.



Welcome Home



Located within a 5 min Dr to major shopping at Trinity Mall and 5 mins walk to schools, 24hr Grocery, Tim Hortons, Restaurants, Parks, all the amenities your heart desires and much more is one of Brampton's most desirable neighbourhoods Mayfield Park. Also less than 1 minutes drive to Hwy 410. As you drive through this neighbourhood it's appeal is undeniable.

House:

Welcome to 71 Baybrook Rd. One of the Largest Bungalows offered for sale in the area, this stunning bungalow truly shows pride of ownership. With over 2400 sqft of total living space on a premium landscaped lot.

Your main floor adorned with Hardwood and California Shutters has 2 spacious bedrooms including an Enormous Master Bedroom with walk in closet, 5 Pc Ensuite Bath including a Jacuzzi Tub perfect for unwinding after a long day, and Double Patio Doors leading to your backyard oasis. Spacious Living and Dining Room with large windows for lots of natural light and a cozy fireplace.

Just Imagine Chef inspired meals in your very own Gourmet Kitchen, with Lazy Susan, built in pantry, gas stove, under cabinet lighting, built in computer desk and more including walk out to yard and an open concept hardwood staircase that leads to your Professionally Finished Basement.

Whether you need extra living space for the extended family, a man cave or just a great place for family entertaining, the decision is yours. Your basement has a Spacious Rec Room with Fireplace, 4 Pc Bath, and 2 extra bedrooms with walk in closets including one large enough to include a sitting area. Large upgraded windows, high ceilings and pot lights creates a bright surrounding.

The professionally landscaped yard creates beautiful curb appeal and has a large custom designed patio, beautiful gardens and trees which helps to create an inviting backyard oasis, ideal for entertaining.

This stunning house can be your home!

Sitting Room



Dining Room



Kitchen



Master Bedroom



5pc Master
Ensuite



2nd Bedroom



Basement Staircase



Rec Room



3rd Bedroom



4th Bedroom



Backyard



Floorplans



Location!
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WITHIN 1 MINUTES DRIVE:

- SOBEYS 24HR GROCERY
- FINE DINING RESTAURANTS
- FAST FOOD
McDONALD'S, TACO BELL, KFC
- BANKING
- MEDICAL OFFICES
- HEALTH AND BEAUTY SPAS
- TIM HORTONS
- DRY CLEANING
- HWY 410



Schools

- **St. Rita Elementary School**
30 Summer Valley Dr., Brampton, ON
Grade: 8-7, K6-
Type: Catholic
Level: Elementary, Middle
Language: Not Available
0.83 kilometres from property
- **Alloa Public School**
1248 Mayfield Rd., Caledon, ON
Grade: 8-7, K6-
Type: Public
Level: Elementary, Middle
Language: Not Available
4.33 kilometres from property
- **St. Edmund Campion Secondary**
School 275 Brisdale Drive, Brampton, ON
Grade: 12-9
Type: Catholic
Level: High
Language: Not Available
4.41 kilometres from property

