MARCUS KOLLMANN, Salesperson
CENTURY 21 ASSOCIATES INC., BROKERAGE
C1-5659 Mcadam Road, Mississauga, ON L4Z1N9
905-279-8888

4672 James Austin Dr **$409,850**
Mississauga, Ontario L4Z4H1 466-42-J
SPIS: N **Taxes:** $3,520.02/2007

Detached		**Fronting On:**	N	**Rooms:**	7
2-Storey		**Acreage:**		**Bedrooms:**	3
Dir/Cross St:	Se Hurontario/Eglint			**Washrooms:**	3
Lot:	24.51X129.43 Feet			1x2, 2x4	
Lot Irreg:	Premium Pie Lot				

MLS#: W1149542 **DOM:** 2 **Occup:** Tenant **Possession:** 60 Days/Tba
PIN#: **Contract Date:** 5/28/2007 **Lease Term:**

Kitchens:	1	**Exterior:**	Brick	**Zoning:**	
Fam Rm:	Y			**Cable TV:**	**Hydro:**
Basement:	Unfinished	**Drive:**	Pvt Double	**Gas:**	**Phone:**
		GarType/Spaces:	Built-In/1	**Water:**	Municipal
Fireplace/Stv:	Y	**Parking Spaces:**	6	**Water Supply:**	
Heat:	Gas	**UFFI:**	No	**Sewers:**	Sewers
	Forced Air	**Pool:**	None	**Spec Desig:**	Unknown
CAC:	Y			**Farm/Agr:**	
Apx Age:	0-5				
Apx Sqft:			Park		
Assessment:			Public Transit		

#	Room	Level	Dimensions (ft)			
1	Living	Main	12.11 x 11.94	Broadloom	Combined W/Dining	
2	Dining	Main	13.65 x 11.35	Broadloom	Combined W/Living	
3	Kitchen	Main	11.84 x 9.71	Ceramic Floor	Breakfast Bar	
4	Breakfast	Main	11.68 x 9.48	Ceramic Floor	Eat-In Kitchen	Walk-Out
5	Family	Main	15.49 x 9.97	Broadloom	O/Looks Garden	Gas Fireplace
6	Master	2nd	18.24 x 11.55	Broadloom	4 Pc Ensuite	Separate Shower
7	2nd Br	2nd	13.22 x 13.19	Broadloom	Double Closet	
8	3rd Br	2nd	11.12 x 10.20	Broadloom	Double Closet	

Superb Detached All Brick Tribute Home On A Prem Inside Pie-Shpd Lot! 9 Ft Ceilings! Cer Flrs In Foyer, Kit & All Baths! Fab Kit Is Open To Fam Rm With Gas Frpl! Clean & Well Kept! Master Ens W/Oval Corner Tub+Sep Shwr!Dir Gar Access!Unfin Bsmt With A/G Windows + R/I 4 Pc!

Fridge, Stove, B/I D/W, Washer, Dryer, All Blinds, Main Floor Drapes, Light Fixtures, Central Air! Excl. Hwt(R). Backs Onto Park + School! Large Lot: Rear 79.29 Feet Wide!

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