



Gordon's Downsizing & Estate Services is committed to providing you with comprehensive information on each property we offer for sale. Our staff is readily available to assist you with any questions you may have regarding the property.

Gordon's Downsizing & Estate Services provides professional real estate and downsizing solutions. We take on the task of selling our client's home and handling every last detail of their move – including moving them in and getting them settled in their new home.

Our team of real estate experts ensures our clients get top market value for their property, quickly and efficiently. Downsizing specialists take great care managing the tasks of cleaning, sorting, appraising, packing, shipping, moving and managing the sale of our client's extra assets.

Our clients move on with confidence, knowing that all the details of this important transition are taken care of smoothly, and with unconditional care.

For overwhelmed Executors of family estates, Gordon's Downsizing & Estate Services offers a complete estate settlement solution.

Please call, or visit us online at www.gogordons.com to learn more about this valuable service.

Thank you for your interest in this property.

Property Information

Welcome to 25 Mt Forest, a charming two-story detached home nestled in a desirable Brampton neighborhood. This south-facing residence offers ample space, modern conveniences, and a warm atmosphere, perfect for families and entertaining.

The inviting main floor features a spacious living and dining area, a cozy family room with a brick accent wall and gas fireplace, a study, and a well-appointed kitchen. Beautiful hardwood and tile flooring flow throughout, while large windows with shades allow for plenty of natural light. A convenient main-floor laundry room adds to the home's functionality.

Upstairs, you'll find three generously sized bedrooms and two full bathrooms, including a luxurious primary suite with a five-piece ensuite and a walk-in closet. The additional four-piece bath serves the other two bedrooms, while a main-floor powder room ensures comfort for guests.

The partially finished basement offers extra space for storage, hobbies, or future customization.

Outside, the fully fenced backyard is a private retreat with a deck, a charming wood gazebo, and mature trees that provide shade and tranquility. The front yard is equally picturesque, boasting a well-maintained lawn and additional mature trees. A double-car attached garage and a double-car driveway provide ample parking.

With its ideal location, functional layout, and inviting outdoor spaces, this property is a wonderful place to call home. Don't miss the opportunity to experience it for yourself!

Property Details

ADDRESS: 25 MOUNT FOREST DR, BRAMPTON, L6Z2A7

TYPE: TWO STOREY SINGLE FAMILY DETACHED

LEGAL DESCRIPTION: PCL 23-1, SEC M104; LT 23, PL M104;
BRAMPTON

SQ. FT:	2,795 (MPAC)
BEDROOMS:	3 upstairs
BATHS:	3, 1-5 Pieces ensuite upper floor; 1-4 pieces upper floor; 1-2 pieces main floor
LAUNDRY:	Main floor
BASEMENT:	Partially finished
AGE:	42 YO (1983)
ELECTRICAL:	Electrical panel 200 amps
ROOF:	Asphalt shingles
FOUNDATION:	Concrete
FLOORS:	Hardwood, tiles
CEILINGS:	Plaster
WINDOWS:	Vinyl with shades
EXTERIOR:	Brick
INTERIOR:	Drywall
PARKING:	Double size driveway
GARAGE	Double car garage
LOT SIZE:	54.4 x 118.43 ft (GEO)
ZONING:	R1A (3) – Residential Zone

TAXES:	\$7,925.05 (2024)
ROLL #:	211007001357700
PIN #:	142390345
HIGH SPEED INTERNET:	Available
HEATING:	Forced air (gas)
COOLING:	Central air
RENTALS:	None
WATER:	Municipal
WASTE:	Municipal
HOME INSPECTION:	Full version available at: www.gogordons.com
LOT DESCRIPTION:	Pie shape lot, levelled terrain, mature trees on the front and back yards, fenced back yard, asphalt driveway,
INCLUSIONS:	Fridge, stove, dishwasher, washer & dryer
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	5% of sale price
SUGGESTED CLOSING:	15-30 Days

Visit Website:

- Full Home Inspection Report
- Full Zoning Provisions
- Total Property Video
- Schedule B
- Floor Plans
- Virtual Tour