

# 10 Dwellers Road

www.10Dwellers.com



Your Community  
REALTY  
**ROYAL LEPAGE**  
BROKERAGE INDEPENDENTLY OWNED & OPERATED

**Sarah Norris**  
Sales Representative

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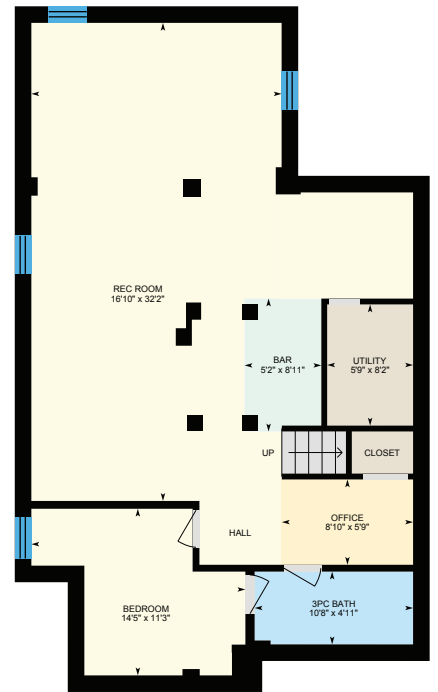
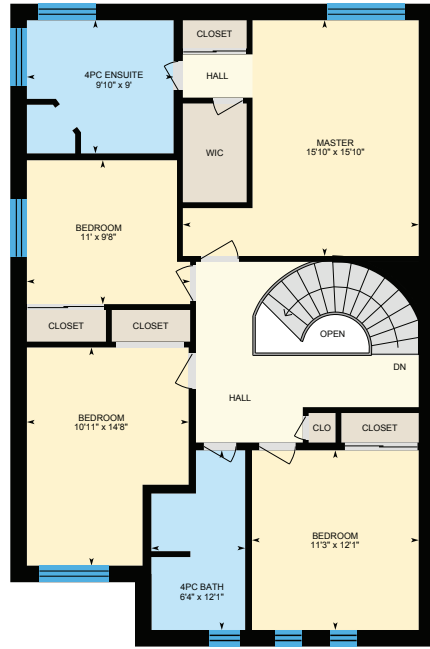
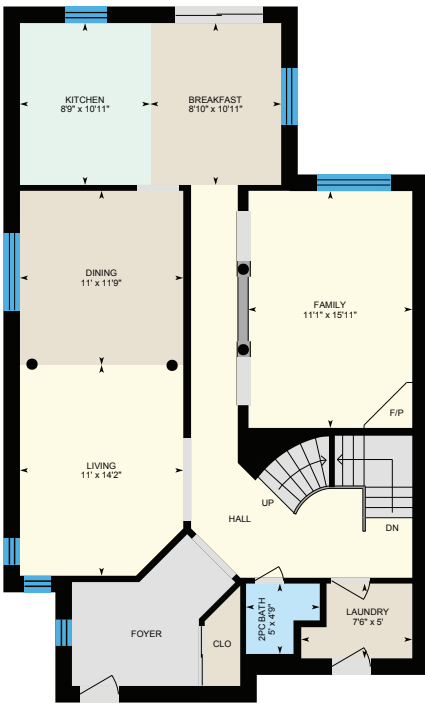


ROYAL LEPAGE  
**CHAIRMAN'S CLUB**  
NATIONAL TOP 1%  
2012-2019

**Shawn Zigelstein**  
Sales Representative



10 Dwellers Rd, Brampton, ON





## PUBLIC SCHOOLS

Your neighbourhood is part of a community of Public Schools offering Elementary, Middle, and High School programming.

### Homestead PS

Designated Catchment School  
Grades PK to 5  
99 Fletchers Creek Blvd

### Beatty-Fleming Sr PS

Designated Catchment School  
Grades 6 to 8  
21 Campbell Dr

### David Suzuki SS

Designated Catchment School  
Grades 9 to 12  
45 Daviselm Drive

## ALTERNATIVE & SPECIAL SCHOOLS

Nearby alternative and special education schools include:

**Green Apple Alternative School**  
Grades 9 to 12  
5 Brisdale Dr

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Grades 9 to 12  
5 Brisdale Dr

**Royal Orchard MS**  
Designated Catchment School  
Grades 6 to 8  
77 Royal Orchard Dr

**É ÉléM Carrefour des Jeunes**  
Designated Catchment School  
Grades PK to 6  
375 Centre St N

**Brampton Centennial SS**  
Designated Catchment School  
Grades 9 to 12  
251 McMurphy Ave 5



## CATHOLIC SCHOOLS

Your neighbourhood is part of a community of Catholic Schools offering Elementary, Middle, and High School programming.

### St Ursula ES

Grades PK to 8 (Assigned)  
11 Dwellers Rd

### ÉÉC Sainte-Jeanne-d'Arc

Grades PK to 8 (Assigned)  
25 Laurelcrest St

### St Roch Catholic SS

Grades 9 to 12 (Assigned)  
200 Valleyway Dr

### ÉSC Sainte-Famille

Grades 7 to 12 (Assigned)  
1780 Meadowvale Blvd

## PRIVATE SCHOOLS

The private schools nearest to you are:



**Montessori Leaders School**  
Grades PK to 6  
20 Red Maple Dr

**Applewood Academy and Daycare**  
Grades PK to 5  
333 Fairhill Ave

**XYNA International High School**  
Grades 9 to 12  
60 Gillingham Dr

**Al-Ameen Elementary School**  
Grades K to 8  
389 Main St N

## PARKS & REC.

This home is located in park heaven, with 4 parks and a long list of recreation facilities within a 20 minute walk from this address.



### Native Landing Parkette

Native Landing



4 min

### Whitewash Parkette

Culture Crescent



9 min

### Homestead Park

Fletcher's Creek Blvd



5 min

### FACILITIES WITHIN A 20 MINUTE WALK

4 Playgrounds 2 Sports Fields  
2 Basketball Courts 1 Trail  
1 Multi-Use Pad

## TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a minute walk away and the nearest rail transit stop is a 32 minute walk away.

**Nearest Rail Transit Stop**  
Mount Pleasant GO

**Nearest Street Level Transit Stop**  
Fletchers Creek Blvd at Gold Hill Rd 1 min

## SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a police station, a fire station, and a hospital within 8.27km.

**William Osler Health System - Brampton Civic Hospital**  
2100 Bovaird Dr E

**Fire Station**  
10530 Creditview Rd.

**Police Station**  
1050 Sandalwood Pkwy, W.

## CONVENIENCE

This home is located near everyday amenities to make your daily errands easier.

**Coffee** **Gym**  
 **Grocery** **Gas Station**



## HoodQ

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\*\*\*IMPECCABLY WELL MAINTAINED ALL-BRICK HOME WITH FULLY FINISHED BASEMENT\*\*\*

10 Dwellers Road is THE PERFECT FAMILY HOME, with a total of 5 Bedrooms, 4 Washrooms, and a fully finished basement that includes a large open concept Family/Games rooms with a built-in Bar (that you could convert to a kitchen!), a bedroom and a 3 pc washroom with shower! Walk into a beautiful, pillared, living and dining room with large windows and glistening hardwood floors. The family room is bright and airy and boasts a large window with gas fireplace. The kitchen is incredibly bright, with a separate breakfast area, and a walkout to a large deck (2015) which is perfect for summer dining and entertainment.

Close To Parks, Shopping Galore, Fitness Clubs, Restaurants, Local Transit, Go Transit, Highways (410, 407, 401), and Excellent Schools including St. Ursula and Homewood Which Is Right Across The Street!

**EXTRAS:** All Existing Stainless Steel Newer Appliances including Whirlpool Stove ('19), Built In Whirlpool Microwave/Fan ('19), Built In GE Dishwasher ('20), LG French Door Refrigerator ('16), and LG Washer & LG Dryer ('19); All Electric Light Fixtures, All Window Covering, Newer Roof ('16), A/C, Roughed in Central Vacuum, Two Garage Door Openers with Key Pads & Fobs, A Double-Car Garage With a Brand New Door ('20) and Backyard Shed.

Rental: HWT, ADT Security System.

Lot Size: 34.12 ft x 109.91 ft

Taxes: \$5,159.44 / 2019