



23 Hillside Drive, Brampton

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— REAL ESTATE —









Location, Location! Discover this beautifully renovated bungalow tucked away on a private 81' x 150' lot in the highly sought-after community of Bramalea Woods. Backing directly onto the tranquil Hazelwood Park South, this 3+2 bedroom home offers the ease of single-level living with the added flexibility of a fully finished lower level—perfect for families, guests, or multigenerational living.

Step inside to find a warm, inviting interior with timeless upgrades. Gleaming hardwood floors, elegant crown molding, and modern pot lights flow throughout the main level. The chef's kitchen is a true highlight, featuring quartz countertops, stainless steel appliances, an abundance of cabinetry with pull-out drawers and pantry storage, and a bright breakfast area. A glass walkout leads to the expansive backyard featuring a spacious patio, ideal for summer entertaining or quiet evenings surrounded by nature. The spacious living room seamlessly connects to the open concept dining area, creating the perfect space for gatherings. Retreat to the serene primary suite complete with a walk-in closet and a stylish 3-piece ensuite. Two additional bedrooms and a spa-inspired 4-piece bath complete the main level.

The finished lower level offers incredible versatility with two extra bedrooms, a generous recreation area, a cozy family room with a gas fireplace, and a 3-piece bathroom—ideal for guests, home offices, or extended family.

Additional features include a double car garage and driveway parking for up to 6 vehicles, built-in irrigation system for effortless lawn care, and mature trees and landscaping that provide privacy and curb appeal.

Prime location minutes to Bramalea City Centre with over 300 shops and restaurants, premier parks with year-round activities, top-rated schools, tennis club, recreation centre, and excellent transit/GO station access.

This move-in-ready bungalow is a rare opportunity in one of Brampton's most desirable neighborhoods—offering natural beauty, modern upgrades, and a true sense of community.



















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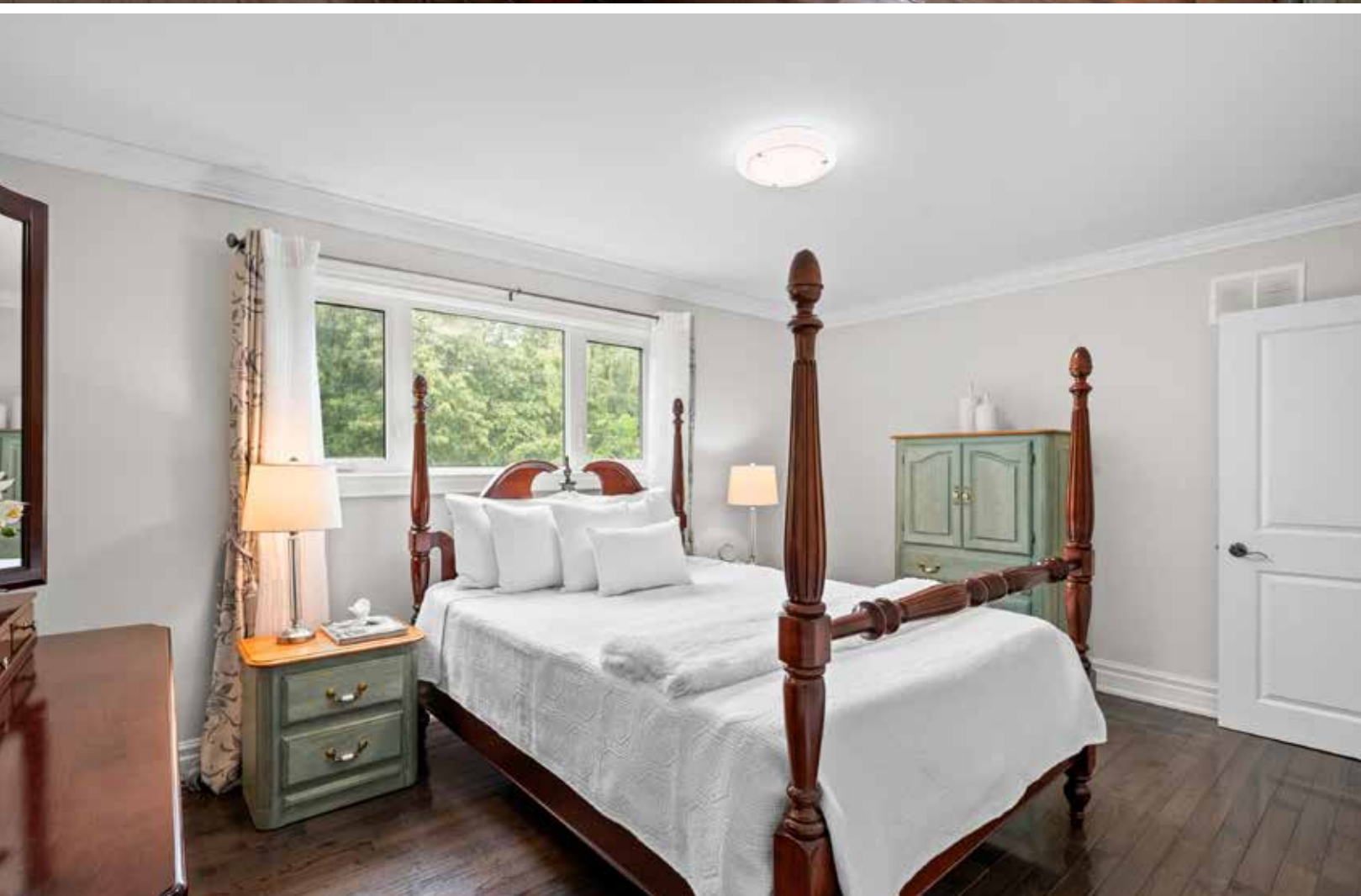
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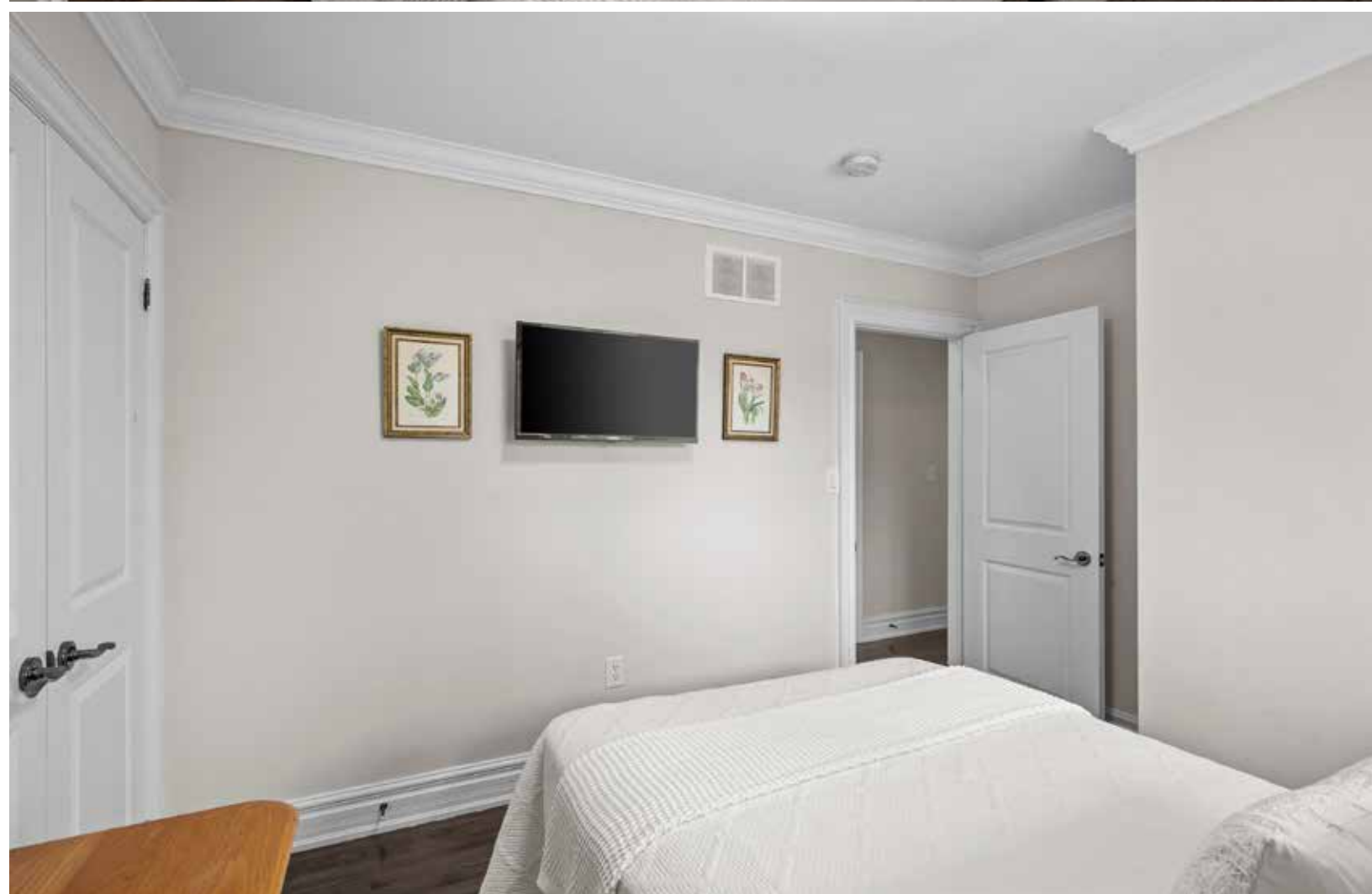












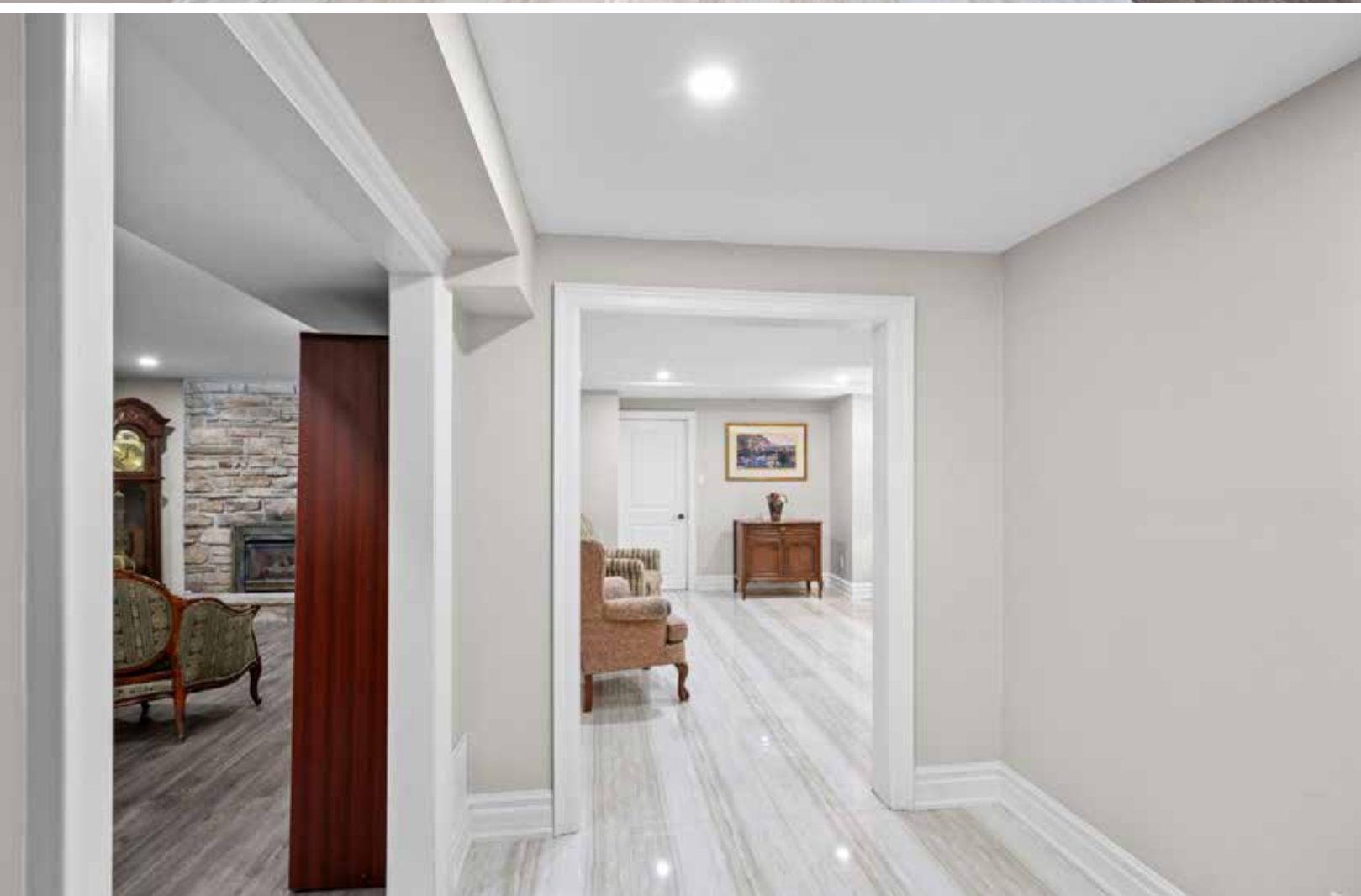




































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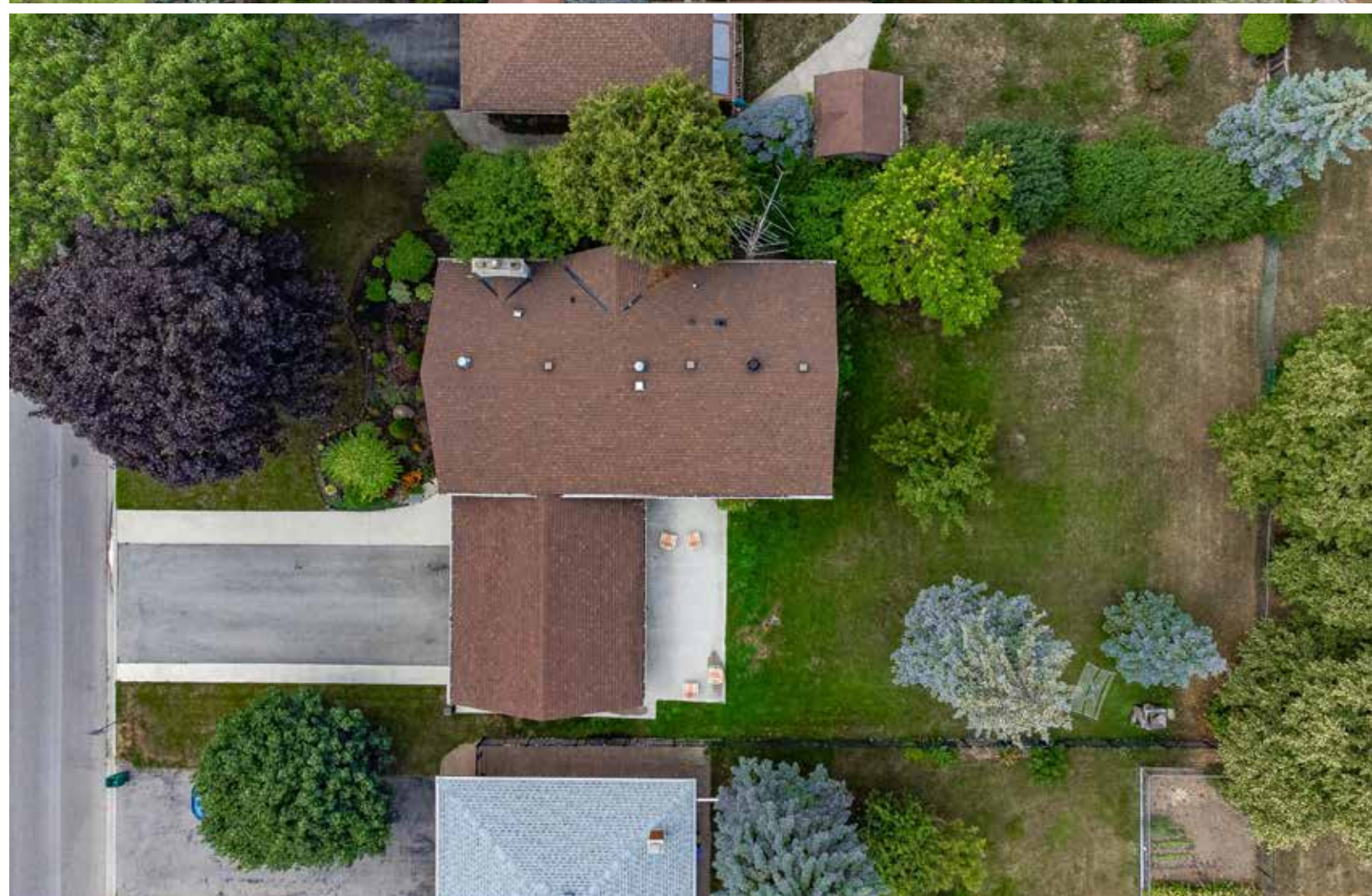










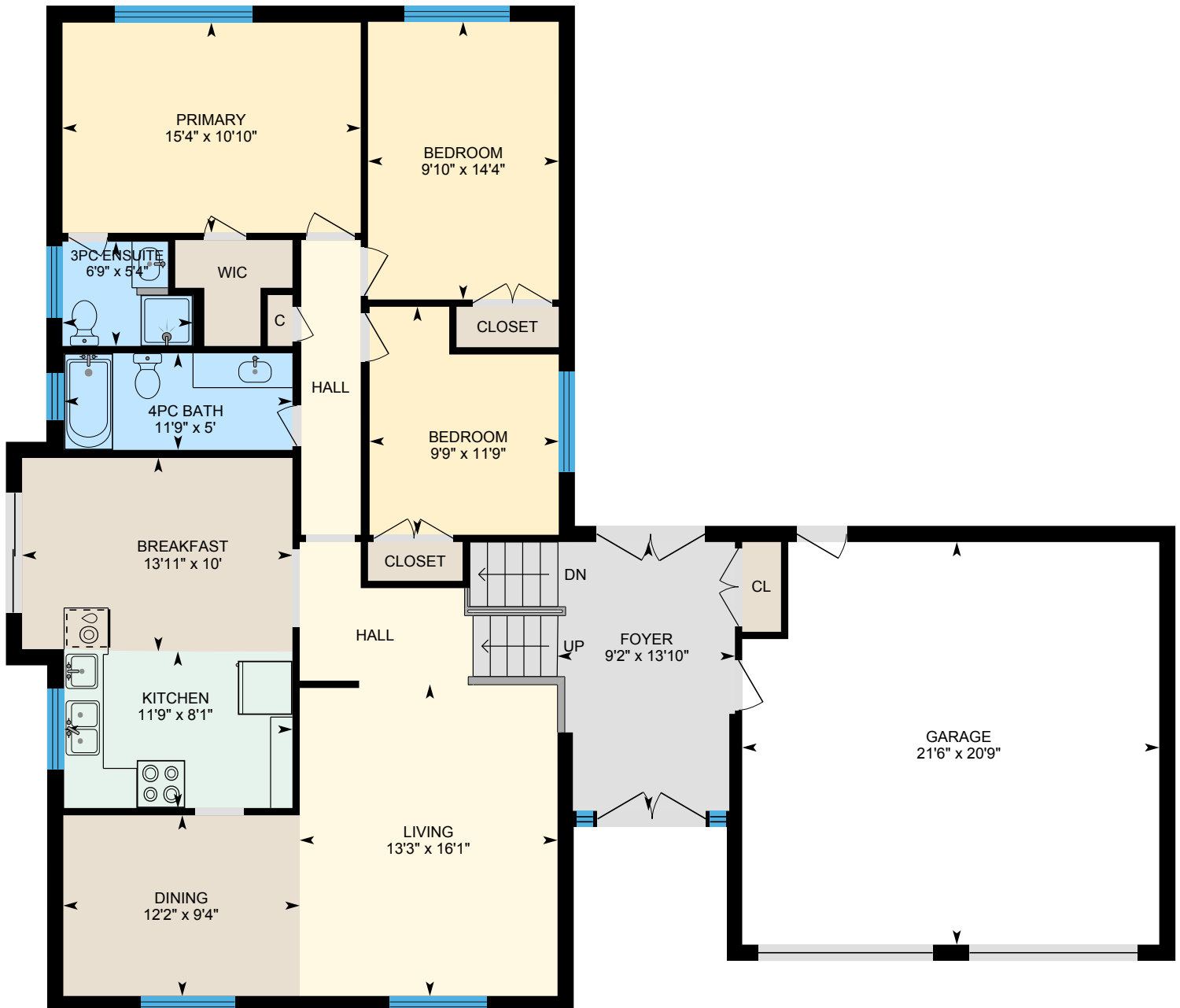




# Floor Plan

Approx. 1,582 Sq.Ft. Plus Finished Basement

## Main Level





# Floor Plan

## Lower Level





# Neighbourhood Report



## 23 Hillside Dr

Brampton, ON

HOODQ ADDRESS REPORT™

MATT SULLIVAN

[hoodq.com/matt-sullivan-1](https://hoodq.com/matt-sullivan-1)

### SCHOOLS

With good assigned and local public schools very close to this home, your kids can thrive in the neighbourhood.



#### Nearby Schools

##### Hanover PS

Designated Catchment School  
Grades PK to 5  
215 Hanover Rd

##### North Park SS

Designated Catchment School  
Grades 9 to 12  
10 N Park Dr

#### LookDeeper

##### Williams Parkway Sr PS

Designated Catchment School  
Grades 6 to 8  
1285 Williams Pkwy

##### ÉE Carrefour des Jeunes

Designated Catchment School  
Grades PK to 6  
375 Centre St N

##### ÉS Jeunes sans frontières

Designated Catchment School  
Grades 7 to 12  
7585 Financial Dr

### PARKS & REC

This home is located in park heaven, with 4 parks and 14 recreation facilities within a 20 minute walk from this address.



#### Hazelwood Park

14 Hazelwood Dr



2 mins

#### Crescent Hill Park

9279 Dixie Rd



9 mins

#### Laurelcreech Park

Laurelcreech St



8 mins

#### FACILITIES WITHIN A 20 MINUTE WALK

5 Playgrounds  
1 Basketball Court  
1 Ball Diamond  
2 Sports Fields

1 Community Centre  
1 Sports Court  
3 Trails

### TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 3 minute walk away, and the nearest rail transit stop is 3.5 km away.



#### Nearest Street Level Transit Stop

Dixie Rd at Hillside Dr (n/of Queen St E)



3 mins



#### Nearest Rail Transit Stop

Bramalea GO Station

### 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 4km.



#### William Osler Health System - Brampton Civic Hospital

2100 Bovaird Dr E



#### Fire Station

8 Rutherford Rd. S.



#### Police Station

10 Peel Centre Dr.

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## Property Details

**Inclusions:** Stainless steel fridge, gas stove, built-in dishwasher, washer & dryer, all electric light fixtures, all window coverings, tv mounts and chair lift

**Legal Description:** PT LT 94, PL 717 AS IN RO643556 ; S/T CH34770,CH34781 BRAMPTON

**Property Taxes:** \$7,960.27 for 2025

**Possession:** Flexible

**Deposit:** 5%

**Lot Size:** Approximately 81.00 Feet X 150.00 Feet

**Square Footage:** Approximately 1,582 plus finished basement

**Rental:** Hot Water Tank

The information in this brochure is deemed to be accurate, but has not been independently verified, and is NOT guaranteed. All measurements are approximate. Items listed in this brochure are not automatically included unless listed as inclusions in the Agreement of Purchase and Sale. All information should be independently verified.



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**For Royal LePage**  
**2023**



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