

# FOR SALE: Detached 16.48 Acres + 4200 SQ.FT Detached Home - 4+2 Bed, 5 Bath - 2696 Embleton Rd, Brampton

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MLS#: W11903320



**Gurpinder Gaheer**  
Real Estate Broker  
Mortgage Broker

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iPro Realty Ltd., Brokerage  
Lending Circle, FSRA#13163

<b>Title:</b>	16.48 Acres + 4200 SQ.FT Detached Home - 4+2 Bed, 5 Bath - 2696 Embleton Rd, Brampton
	Exceptional 16.48-acre property in Brampton's Bram West, ideal for builders and developers. Features a 4200 sq.ft detached 2-storey home with 4+2 bedrooms, double car garage, finished basement with separate entrance, sauna, and 2 fireplaces. Zoned A1, future development potential for medium-to-high density residential. Don't miss this investment opportunity!
<b>Main Intersection:</b>	Heritage Rd and Steeles Ave W
<b>Transaction Type:</b>	For Sale
<b>Property Type:</b>	Detached
<b>Closing:</b>	60-90 days
<b>MLS Number:</b>	W11903320
	<a href="https://www.realtor.ca/real-estate/27759026/2696-embleton-road-brampton-bram-west-bram-west">https://www.realtor.ca/real-estate/27759026/2696-embleton-road-brampton-bram-west-bram-west</a>
<b>Street 1:</b>	2696 Embleton Rd
<b>City:</b>	Brampton
<b>State Province:</b>	Ontario
<b>Zip Postal Code:</b>	L6X 0E2
<b>Country:</b>	Canada
<b>List Price:</b>	\$1.00
<b>Total Rooms Above Grade:</b>	9
<b>Total Rooms Below Grade:</b>	2
<b>Bedrooms Above Grade:</b>	4
<b>Bedrooms Below Grade:</b>	2

<b>Bathrooms Above Grade:</b>	5
<b>Kitchens Above Grade:</b>	1
<b>Garage Parkings:</b>	2
<b>Driveway Parkings:</b>	8
<b>Total Parkings:</b>	10

## Free Mortgage Pre-Approval

*"I ensure a hassle-free property buying experience by securing 1-2 pre-approvals from various lenders before we begin viewing properties. Your peace of mind is my priority."*

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**Huge**  
**16.48**  
**lot**

# Major development area



**Front**





# Driveway

8 Cars in Driveway





**Front**

Double Car Garage

**Legal Disclaimer:**

The information provided in this brochure is for informational purposes only and is intended to present an overview of the property and mortgage-related aspects. It is not a comprehensive or detailed representation of the property or mortgage details. All information is deemed reliable but is not guaranteed and should be independently verified.

**Real Estate Perspective:**

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**Mortgage Perspective:**

The mortgage-related information provided herein is for general informational purposes and should not be construed as financial advice. Recipients are advised to seek independent legal and financial counsel for advice tailored to their specific circumstances. Mortgage approval is at the sole discretion of the lender, and all conditions, including appraisal value, document verification, and final funding approval, are subject to the lender's policies and criteria. The sender disclaims any liability for delays, changes, or denials that may arise during the mortgage approval process.

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