

	<b>51 HANSFORD DRIVE</b>		<b>MLS# 18817</b>	
	District	<b>Brantford</b>	Status	<b>Active</b>
	Sub District	<b>BR Echo Place DD</b>	Type	<b>Detached</b>
	City/Town	<b>Brantford</b>	Bedrooms	<b>4/0</b>
	Postal Code	<b>N3S 0B6</b>	Bathrooms	<b>3/0</b>
	Near	<b>Johnson Rd</b>	Ensuite	<b>1</b>
	County	<b>Brant</b>	List Price	<b>\$304,900</b>
	Urban/Rural	<b>Urban</b>	Sale Price	
	Zoning		Date Uncon	
	Possession	<b>Immediate</b>		

INTERIOR		STYLE	
Year Built	<b>2007</b>	Style	<b>2 Storey</b>
# of FP's		Exterior Finish	<b>Brick</b>
Fireplaces	<b>Natural Gas,Family Rm</b>	Construction	<b>Concrete Reinforced,Metal,Solid Brick,Wood Frame</b>
Basement	<b>Full,Unfinished</b>	Roof	<b>Asphalt Shingle</b>
Clear Height		Foundation	<b>Concrete Poured</b>
Adtl Accom		UFFI	<b>Not Installed</b>

Leased Equip	<b>Water Heater</b>
Exclusions	<b>Chandelier in family room &amp; living room will be replaced.</b>
Interior Feat	<b>Ensuite Privilege</b>
Appliances	<b>Appliances Negotiable,Dishwasher,Range Hood</b>

ROOMS					FEATURES	
	Bsmt	Main	2nd	Other	Sqft Abv Grd	<b>2,176</b>
Fin. Sqft					Hydro Cost	
Entrance		<b>8'4x7'3</b>			Amperage	
Living					Heat Source	<b>Natural Gas</b>
Dining					Heat/Cool	<b>Forced Air</b>
Kitchen		<b>10'6x9</b>			Water	<b>Municipal</b>
Master BR			<b>17'2x13</b>		Waste	<b>Sewer - municipal</b>
Bathroom		<b>2pc</b>	<b>4pc</b>		Services	<b>Cable TV,Electricity,High Speed Internet,Natural Gas,Phone</b>
Din Rm/Liv Rm		<b>18x11</b>			MOBILE/CONDO	
Family Rm		<b>15x13</b>			Mthly Condo Fee	
Ensuite			<b>4pc</b>		Mthly Fee Incl	
Bedroom			<b>12'2x12</b>		Mobile Make	
Bedroom			<b>10'5x10</b>		Mobile Serial #	
Bedroom			<b>11'4x9'6</b>		Other Mthly Fee	
Office			<b>9x6'6</b>			
Garage		<b>20x17</b>				
Porch		<b>11'7x9'4</b>				

Parking		Lot Sqft		Lot Width	<b>36</b>
Garage Type	<b>Attached</b>	Lot Acres		Lot Depth	<b>107</b>
Garage Size	<b>2 Car</b>	Land Type		Lot Shape	<b>Rectangular</b>
Driveway Type	<b>Asphalt</b>	Lot Dim.			
Driveway Size	<b>Double</b>	Road Side	<b>S</b>		

Site Influences	<b>Easy Access,Highway Access,Quiet Area,Sidewalk</b>
Exterior Features	<b>Porch</b>

Title	<b>Freehold</b>	Tax Roll	
Survey	<b>Survey Available</b>	Occupancy	<b>Owner Occupied</b>
Financing	<b>Clear</b>	SPIS	<b>Yes</b>
Restrictions			
Legal Desc	<b>Lot 144, Plan 2M-1899</b>		

**Attractive 2 storey Brookfield home** - Enniskillen Elev. A model - 2176 sq.ft. Brookfield home 4 good size BRs with master ensuite & soaker tub, 2.5 baths, computer nook, two bedrooms have walk-in closet. Main floor features a large eat-in kitchen, family room & living room. Large unspoiled basement. Hardwood & ceramic throughout the main floor. \$15,000 in upgrades includes: garage door from the laundry room \$1000, ensuite upgrades cabinets \$200, drawers in ensuite bath \$260, French doors in kitchen opens to backyard \$1000, upgraded kitchen cabinets \$1000, glass kitchen cupboards \$400, modern doors throughout house \$500, doors in entry closet of house \$500, sconces in 2 piece bath \$200, circuits for future garage door opener \$200, stainless steel hooded fan \$200, angled cupboard in kitchen \$300, hardwood floors in living rm, family rm & walkway \$4700 and \$5000 landscaping package. This; home has great potential, close to the Highway 403. Quiet neighbourhood & very neutral modern decor. Property tax is not assessed yet. Listed By: ACME REALTY INC. - 519-512-1215

This listing information is provided to you by  
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