	40 STINSON AVE		MLS# 19087	
	District	Brantford	Status	Active
Sub District	BR West Brant BB	Type	Semi-Detached	
City/Town	Brantford	Bedrooms	3/0	
Postal Code	N3T 1X3	Bathrooms	1/1	
Near	Stirton	Ensuite		
County	Brant	List Price	\$179,999	
Urban/Rural	Urban	Sale Price		
Zoning		Date Uncon		
Possession	Immediate			
Poss. Date				
Taxes	\$2,277.64			
Assessment				

INTERIOR		STYLE	
Year Built	1995	Style	Raised Bungalow
# of FP's		Exterior Finish	Vinyl,Brick Facing,Low Maint S & Fascia
Fireplaces		Construction	Wood Frame,Windows - vinyl
Basement	Full,Fully Finished	Roof	Asphalt Shingle
Clear Height		Foundation	Concrete Poured
Adtl Accom		UFFI	Not Installed

Leased Equip	Water Heater,See Remarks
Exclusions	
Interior Feat	
Appliances	Range Hood,Appliances Negotiable

ROOMS					FEATURES			
	Bsmt	Main	2nd	Other	Sqft Abv Grd	Hydro Cost	Amperage	Heat Source
Fin. Sqft								
Entrance							100	
Living		11'6x13'5						Natural Gas
Dining		9'3x10'9						Central Air,Forced Air
Kitchen		8'10x9'10						Municipal
Master BR		14x9'8						Sewer - municipal
Bathroom	2pc	4pc						
Laundry	8'6x10							
Bedroom		9'3x12'5						
Bedroom		9'9x8'6						
Rec Rm	25'2x12							



		MOBILE/CONDO	
Parking		Mthly Condo Fee	
Garage Type	Attached	Mthly Fee Incl	
Garage Size	1 Car	Mobile Make	
Driveway Type	Asphalt	Mobile Serial #	
Driveway Size	Single	Other Mthly Fee	
		Lot Sqft	30
		Lot Acres	120
		Land Type	Irregular
		Lot Dim.	
		Road Side	N

Site Influences	Quiet Area,Scenic View,Southern Exp,Corner Lot,Recreation Nearby,Cul-de-sac,Greenbelt/Park,No Thru Road		
Exterior Features	Deck,Fenced - fully		

Title	Freehold	Tax Roll	
Survey	Survey Available	Occupancy	Owner Occupied
Financing	Clear	SPIS	Yes
Restrictions	Escarpment Ctrl		
Legal Desc	Plan 344 Pt Lot 323 & 324 PR 2R4603 Part 1		

Still feels like new - Bright, open concept raised ranch semi on super quiet dead end street, really close to walking trails, Grand River and Lions Park. Basement walk out to decent yard and deck with built in seating, super clean, shows amazing, must see asap. Alarm System Monitoring Contract to be assumed. Lot size: 30.30x120.19x37x119.85.
Listed By: ACME REALTY INC. - 519-512-1215

This listing information is provided to you by
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