

	8 DRAPER ST.		MLS® 25456	
	District	Brantford	Status	Active
Sub District	BR West Brant BB	Type	Detached	
City/Town	Brantford	Bedrooms	4/0	
Postal Code	N3T 6P8	Bathrooms	2/1	
Near	Gaydon	Ensuite	1	
County	Brant	List Price	\$259,900	
Urban/Rural	Urban	Sale Price		
Zoning		Date Uncon		
Possession	TBA			
Poss. Date				
Taxes	\$3,900.00 (2009)			
Assessment				
INTERIOR		STYLE		
Year Built		Style	2 Storey	
# of FP's		Exterior Finish	Vinyl	
Fireplaces		Construction	Stone, Windows - vinyl	
Basement	Full, Unfinished	Roof	Asphalt Shingle	
Clear Height		Foundation	Concrete Poured	
Adtl Accom		UFFI	Not Installed	
Leased Equip	Water Heater			
Exclusions				
Interior Feat				
Appliances	Dishwasher			
ROOMS		FEATURES		
	Bsmt	Main	2nd	Other
Fin. Sqft				
Entrance				
Living				
Dining				
Kitchen		19'2x13		
Mast BR			13'1x18'10	
Bathroom		2pc	4pc	
Din Rm/Liv Rm		9'8x21		
Ensuite			4pc	
Family Rm		16'2x17		
Bedroom			10'5x11'3	
Bedroom			10'5x12'6	
Bedroom			11'8x8	
Sqft Abv Grd	2,030			
Hydro Cost				
Amperage	100			
Heat Source	Natural Gas			
Heat/Cool	Forced Air			
Water	Municipal			
Waste	Sewer - municipal			
Services				
MOBILE/CONDO				
Mthly Condo Fee				
Mthly Fee Incl				
Mobile Make				
Mobile Serial #				
Other Mthly Fee				
Parking			Lot Sqft	Lot Width 44
Garage Type	Attached		Lot Acres	Lot Depth 115
Garage Size	2 Car		Land Type	Lot Shape Rectangular
Driveway Type	Asphalt		Lot Dim.	
Driveway Size	Double		Road Side	W
Site Influences				
Exterior Features	Fenced - fully			
Title	Freehold	Tax Roll		
Survey	Survey Unknown	Occupancy	Owner Occupied	
Financing	Clear	SPIS	Yes	
Restrictions	Subdiv Covenant			
Legal Desc	Lot 90 Plan 2M1866			
Listing Office Info.				Phone
Office 1	ACME REALTY INC.			519-756-8811
Office 2				
<p>Fantastic Opportunity! Still feels like new. This popular "Aspen" model offers a spacious open concept design perfect for entertaining and family living. Large eat-in kitchen with centre moveable island. Large 8' patio doors lead to large pool sized rear yard. 4 well sized bedrooms all on the upper level. The master bedroom's roomy ensuite boasts ceramics, an enclosed separate shower and large soaker tub, a large walk-in closet also compliments the master bedroom. Unfinished basement with rough in for bath is open and ready for your design.</p>				



This listing information is provided to you by
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