

MLS®: 30367

For Sale: \$319,900



**Building Type** : House  
**Bedrooms** : 4 + 0  
**Bathrooms** : 3  
**(Total)**  
**Storeys** : 2  
**Title** : Freehold  
**Location** : 14 ABIGAIL AVE  
 Brantford, ON N3R 4R7



**DONALD (DON) LEA**  
 Salesperson  
 Telephone: 519-865-0154



**ROYAL LEPAGE ACTION REALTY**  
 Brokerage, Independently Owned and Operated  
 766 COLBORNE STREET EAST  
 BRANTFORD, ON, Ontario N3S 3S1  
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**General Description**

Superb location with inlaw suite. Tons of character in this Henderson home. Newer furnace, newer roof, updated electrical with labelled junction boxes, new slate floors in annex with laundry hookups, hardwood, beautiful backyard and decks, updated kitchen, new oak hardwood with cedar cbsset in upstairs bedroom, 32x8 glassed in sunroom, screen enclosed front porch, updated plumbing, formal dining boasts great view of yard, fully fenced, natural gas on both decks for BBQ's, perennial gardens, detached 2 car garage with hydro that dubs as a workshop with newer shingles. The separate inlaw suite has bedroom, kitchen (eat-in), living room & bathroom with laundry and 2 separate entrances. The lot could go on forever for this "must have" home in beautiful Henderson survey! Call for your personal viewing today! All info approx.

**Location Description**

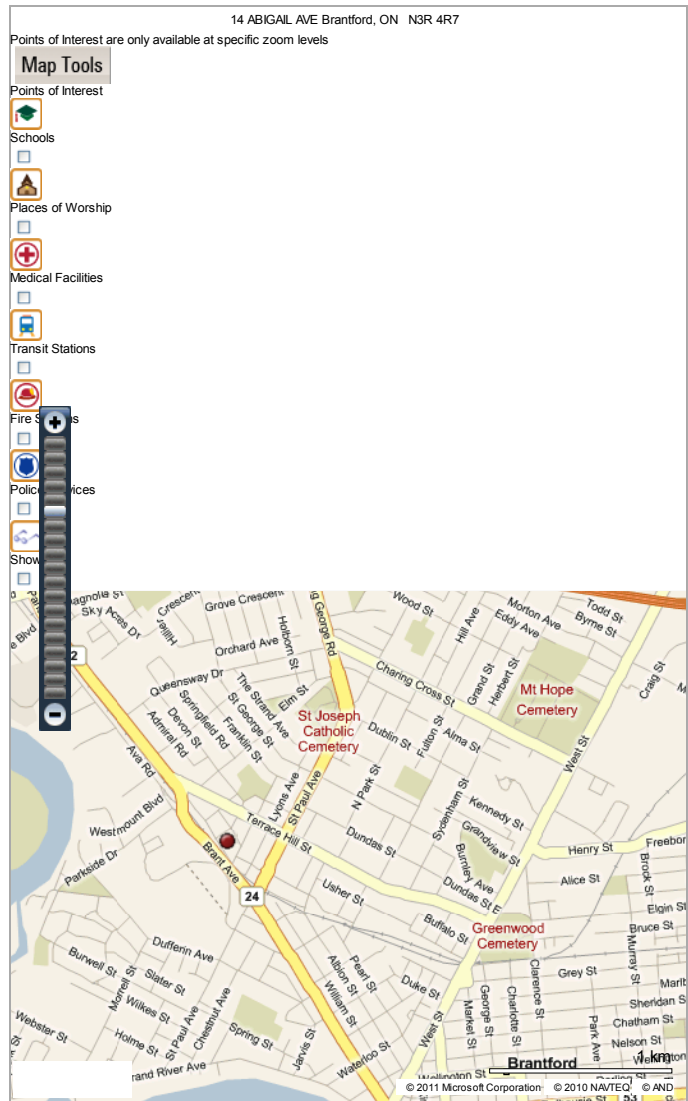
Near Pointview Ave

**Property**

<b>Access</b>	: Easy access	<b>Features</b>	: Central location, Corner Site
<b>Structures</b>	: Sidewalk		
<b>Parking : 1</b>			
<b>Parking Type</b>	: Detached garage, Garage		

**Building**

<b>Style</b>	: Detached	<b>Building Type</b>	: House
<b>Cooling</b>	: Central air conditioning	<b>Storeys</b>	: 2
<b>Rooms</b>			
<b>Type</b>	<b>Level</b>	<b>Dimensions</b>	
3pc Bathroom	Above	n/a	
Bedroom	Above	8 ft ,6 in x 14 ft ,2 in	
Bedroom	Above	9 ft x 11 ft ,7 in	
Master bedroom	Above	12 ft ,4 in x 12 ft ,4 in	
Office	Above	9 ft x 5 ft ,3 in	
Other	Basement	10 ft x 12 ft	
4pc Bathroom	Main level	n/a	
Eat in kitchen	Main level	13 ft ,3 in x 12 ft ,5 in	
Living room	Main level	18 ft ,4 in x 11 ft ,7 in	
Dining room	Main level	12 ft ,3 in x 11 ft ,6 in	
Other	Main level	11 ft ,9 in x 12 ft ,1 in	
Foyer	Main level	5 ft ,1 in x 10 ft	
Other	Main level	18 ft x 24 ft	
4pc Bathroom	Other	n/a	
Other	Other	27 ft ,3 in x 14 ft ,7 in	
Bedroom	Other	9 ft x 12 ft ,7 in	
<b>Heating</b>			
<b>Heating Type</b>	: Forced air	<b>Heating Fuel</b>	: Natural gas
<b>Land</b>			
<b>Frontage</b>	: 64 ft		



Data provided by: Brantford Regional Real Estate Assn Inc



Photo Gallery

