

MLS®: 32757

For Sale: \$269,900



**Building Type** : House  
**Bedrooms** : 3 + 0  
**Bathrooms** : 4  
**(Total)**  
**Floor Space** : 1500 sqft  
**Storeys** : 2  
**Land Size** : 43.00 X 113.00  
**Title** : Freehold  
**Location** : 39 DRAPER ST.  
 Brantford, ON N3T 6R1



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



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

Completely finished from head to toe! Don't let this home get by you! With all 3 levels finished, there is lots of space for your family. Main floor has a huge eat-in kitchen with tons of counter space plus island, sliding doors that take you out to the beautifully landscaped, fully fenced backyard that is perfect for entertaining & also has a 10x12 ft. shed. Also on main floor is a great sized living room, hardwood & ceramic floors. Entrance from garage to mudroom with a guest bathroom & cabinets for coat & shoe storage. The second level host 3 generous sized bedrooms, a 4 pc main bath & a private ensuite in the master. Then we get to the basement, finished in porcelain tile (oversized), pot lights & wall lighting, a 4th bathroom, tons of space for your big screen TV, laundry, cold storage, the list could go on forever. This home shows triple A+! Call for your personal viewing today before it's gone!

**Location Description**  
 Near Osborne Ave

**Property**

<b>Access</b>	: Easy access	<b>Features</b>	: Double width or more driveway
<b>Road Type</b>	: Paved road	<b>Structures</b>	: Sidewalk
<b>Parking : 2</b>			
<b>Parking Type</b>	: Attached garage, Garage		

**Building**

<b>Style</b>	: Detached	<b>Building Type</b>	: House
<b>Cooling</b>	: Central air conditioning	<b>Fire Protection/Security Type</b>	: Smoke Detectors
<b>Floor Space</b>	: 1500 sqft	<b>Storeys</b>	: 2
<b>Rooms</b>			
<b>Type</b>	<b>Level</b>	<b>Dimensions</b>	
4pc Bathroom	Above	n/a	
Master bedroom	Above	11 ft ,8 in x 15 ft ,6 in	
Bedroom	Above	11 ft ,3 in x 11 ft ,3 in	
Bedroom	Above	10 ft ,2 in x 11 ft ,3 in	
3pc Ensuite bath	Above	n/a	
4pc Bathroom	Basement	n/a	
Recreational, Games room	Basement	22 ft ,6 in x 18 ft	
Laundry room	Basement	8 ft x 10 ft	
2pc Bathroom	Main level	n/a	
Living room	Main level	14 ft ,5 in x 15 ft ,5 in	
Eat in kitchen	Main level	18 ft x 17 ft ,6 in	
Mud room	Main level	6 ft x 6 ft	
<b>Heating</b>			
<b>Heating Type</b>	: Forced air	<b>Heating Fuel</b>	: Natural gas

**Land**

<b>Fencing</b>	: Fence	<b>Frontage</b>	: 43 ft
<b>Land Disposition</b>	: Fenced	<b>Land Size</b>	: 43.00 X 113.00

39 DRAPER ST. Brantford, ON N3T 6R1

Points of Interest are only available at specific zoom levels

**Map Tools**

- Points of Interest
- Schools
- Places of Worship
- Medical Facilities
- Transit Stations
- Fire Stations
- Police Offices
- Show

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Data provided by: Brantford Regional Real Estate Assn Inc



Photo Gallery

