VIEW MORE PHOTOS

52 GILLIN ROAD

MLS# 13840

District	**Brantford**	Status	**Active**
Sub District	**BR Lynden Hills**	Type	**Detached**
City/Town	**Brantford**	Bedrooms	**3/0**
Postal Code	**N3P 1X2**	Bathrooms	**2/1**
Near	**Ludlow**	Ensuite	
County	**Brant**	List Price	**$284,986**
Urban/Rural	**U r b a n**	Sale Price	
Zoning		Date Uncon	
Possession	**TBA**		
Poss. Date			
Taxes	**$3,619.92 (2007)**		
Assessment			

INTERIOR

Year Built	**1989**
# of FP's	
Fireplaces	**Natural Gas,Family Rm**
Basement	**Full,Fully Finished**
Clear Height	
Adtl Accom	

STYLE

Style	**2 Storey**
Exterior Finish	**Aluminum,Brick**
Construction	
Roof	**Asphalt Shingle**
Foundation	**Concrete Poured**
UFFI	**Not Installed**

Leased Equip	**Water Heater**
Exclusions	
Interior Feat	**Walk-in Closet,Wet Bar**
Appliances	**Appliances Negotiable,Bar Fridge,Central Vac Roughed in,Dishwasher,Dryer,Fridge,Garage Door Opener,Range Hood,Stove,Washer,Water Softener**

ROOMS

	Bsmt	Main	2nd	Other
Fin. Sqft				
Entrance				
Living		**16x11'6**		
Dining		**10x11'6**		
Kitchen		**19x9**		
Master BR			**19x11'5**	
Bathroom	**3pc**	**2pc**	**4pc**	
Bedroom			**11'5x9**	
Bedroom			**11'9x10**	
Family Rm		**14x12**		
Laundry		**8'4x6'6**		
Rec Rm	**33'6x19**			
Workshop	**13x12'6**			

FEATURES

Sqft Abv Grd	
Hydro Cost	
Amperage	**100**
Heat Source	**Natural Gas**
Heat/Cool	**Forced Air**
Water	**Municipal**
Waste	**Sewer - municipal**
Services	**Cable TV,Electricity,High Speed Internet,Natural Gas,Phone**

MOBILE/CONDO

Mthly Condo Fee	
Mthly Fee Incl	
Mobile Make	
Mobile Serial #	
Other Mthly Fee	

Parking		Lot Sqft	
Garage Type	**Attached**	Lot Acres	
Garage Size	**1 Car**	Land Type	
Driveway Type	**Asphalt**	Lot Dim.	
Driveway Size	**Double**	Road Side	**W**
		Lot Width	**62**
		Lot Depth	
		Lot Shape	**Irregular**

Site Influences	**Curb & gutter,Easy Access,Highway Access,Quiet Area,Sidewalk**
Exterior Features	**Fenced - fully,Gazebo,Patio**

Title	**Freehold**	Tax Roll	**2906030021803020000**
Survey	**Survey Available**	Occupancy	**Owner Occupied**
Financing	**Clear**	SPIS	**Yes**
Restrictions			
Legal Desc	**Lt 44 Pl 1667**		

A careful Buyer's dream - This 3 bedroom, 3 bath home has it all. Brand new hardwood, porcelain & slate flooring. Carpeting is under a year old. The kitchen boasts granite countertops with sunken sink, pot lighting and stainless appliances with a surrounding slate backsplash. Gas fireplace in family room. Formal living and dining room. Master has a walk-in closet as well as wall closets. Totally finished basement with wet bar and 3 pc bathroom and a workshop. Main floor laundry. Enclosed gazebo with hot tub hook up in private backyard. This home has it all. Too many upgrades to list. A must see!
Listed By: ROYAL LEPAGE ACTION REALTY Brokerage Independently Owned and Operated - 519-753-7311

This listing information is provided to you by
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