VIEW MORE PHOTOS

83 HERBERT ST. MLS# 13767

District	**Brantford**	Status	**Active**
Sub District	**BR Terrace Hill**	Type	**Detached**
City/Town	**Brantford**	Bedrooms	**2/0**
Postal Code	**N3R 3Z9**	Bathrooms	**1/0**
Near	**Morton**	Ensuite	
County	**Brant**	List Price	**$149,982**
Urban/Rural	**U r b a n**	Sale Price	
Zoning		Date Uncon	
Possession	**TBA**		
Poss. Date			
Taxes	**$1,506.93 (2006)**		
Assessment			

INTERIOR

Year Built	
# of FP's	
Fireplaces	
Basement	**Part,Unfinished**
Clear Height	
Adtl Accom	

STYLE

Style	**Bungalow**
Exterior Finish	**Aluminum**
Construction	
Roof	**Asphalt Shingle**
Foundation	**Concrete Block,Concrete Poured**
UFFI	**Not Installed**

Leased Equip
Exclusions
Interior Feat
Appliances

ROOMS

	Bsmt	Main	2nd	Other
Fin. Sqft				
Entrance				
Living		**13x13**		
Dining				
Kitchen		**13x10**		
Master BR		**12x10**		
Bathroom		**4pc**		
Bedroom		**10x10**		

FEATURES

Sqft Abv Grd	
Hydro Cost	
Amperage	**100**
Heat Source	**Natural Gas**
Heat/Cool	**Baseboard,Hot Water**
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			
Garage Type	**Detached**		
Garage Size	**1.5 Car**		
Driveway Type	**Asphalt**		
Driveway Size	**Single**		
Lot Sqft		Lot Width	**40**
Lot Acres		Lot Depth	**116**
Land Type		Lot Shape	**Rectangular**
Lot Dim.			
Road Side	**E**		

Site Influences	**Greenbelt/Park,Highway Access**
Exterior Features	**Fenced - fully**

Title	**Freehold**	Tax Roll	
Survey	**Survey Unknown**	Occupancy	**Owner Occupied**
Financing	**Clear**	SPIS	**Yes**
Restrictions			
Legal Desc	**Lot 119 Plan 383**		

Just move into this 2 bedroom bungalow in desirable Terrace Hill area. Upgrades include ceramics, new kitchen cupboards, bathroom, roof in '04. This is a must see, a perfect starter home. Large detached garage with tons of parking in the drive. Park is your neighbour! This one won't last long.
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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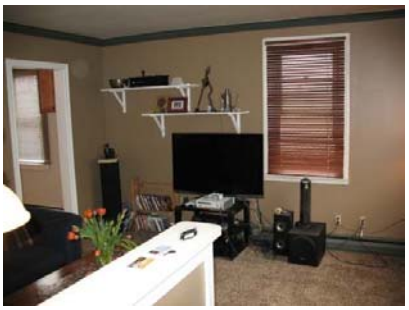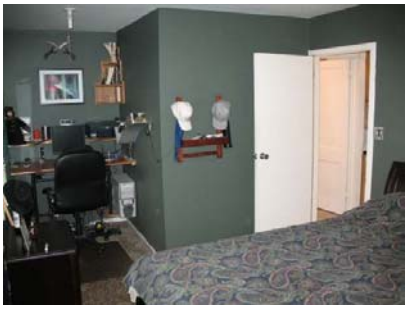
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