25 MACDONALD CRESCENT Brantford — MLS® 23613

District	**Brantford**	Status	**Active**
Sub District	**BR Mayfair II**	List Price	**$399,900**
City/Town	**Brantford**	Sale Price	
Type	**Detached**	Sale Date	
Zoning			
Postal Code	**N3R 8B2**		
Possession	**TBA**		
Possn. Date		Uncon Date	
Taxes	**$4,669.02 (2009)**	Days on Mkt.	**62**

Style	**2 Storey**	Mthly Assmt	
Exterior	**Brick,Vinyl**	Year Built	
Bedrooms	**3/2**	Sqft Abv Gr	
Bathrooms	**1/2**	Urban/Rural	**Urban**
Ensuite	**1**		

Heat Source	**Natural Gas**	Heat/Cool	**Central Air,Forced Air**
UFFI	**Not Installed**	Roof	**Asphalt Shingle**
Clear Height		Foundation	**Concrete Poured**
Basement	**Full,Fully Finished**		
Construction			
Fireplaces	**Natural Gas,Family Rm**		

	Bsmt	Main	2nd	Other
Fin. Sqft				
Entrance				
Living				
Dining				
Kitchen		**21'7x10**		
Mast BR			**15'2x13**	
Bathroom	**3pc**	**2pc**	**4pc**	
Din Rm/Liv Rm		**20x16**		
Family Rm		**14'6x15**		
Dinette		**10'9x10'9**		
Ensuite			**4pc**	
Bedroom	**12'5x12**		**11'3x11'5**	
Bedroom	**14'10x14**		**11'3x13'0**	
Rec Rm	**15'3x13**			
Other	**9x14**			

Lot Acres		Lot Width (ft)	**48**	Power	**100**
Lot Sqft		Lot Depth (ft)		Hydro Cost	
Road Side	**W**	Shape			

Garage Size	**2 Car**	Garage Type	**Attached**	Water	**Municipal**
Driveway Size	**Double**	Driveway Type	**Asphalt**	Waste	**Sewer - municipal**

Appliances/Equip	
Interior Feat.	**Security System,Walk-in Closet**
Exterior Feat.	**Deck,Fenced - fully,Pool - above ground**
Services	
Mthly fee incl.	
Site Influences	

Holdover		Financing	**Clear**	Title	**Freehold**
Esc. Clause		SPIS	**Yes**	Tax Roll	
Legal desc.	**Plan 2M1855 Lot 83**				

Listed By **ROYAL LEPAGE ACTION REALTY Brokerage Independently Owned & Operated**

Backing onto golf course **This 2 storey, 3+2 bedroom, 4 bathroom home is a must see. Backing onto the golf course. Beautiful hardwood and ceramics, spacious foyer with double door entrance. Walk through pantry, full insulated double car garage, Low E windows, fireplace in family room, under kitchen cabinet lighting, pot lights, fully finished basement w/fifth bedroom currently being used as an office. Above ground pool. The list could go on forever. Show beautifully. All info approx.**