

MLS®: 27264

For Sale: \$269,900



**Building Type** : House  
**Bedrooms** : 3 + 1  
**Bathrooms** : 2  
**Title** : Freehold  
**Location** : 16 MCGUINNESS DRIVE  
 Brantford, ON N3T 6M5



**DONALD (DON) LEA**  
 Salesperson  
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**ROYAL LEPAGE ACTION REALTY**  
 Brokerage, Independently Owned and Operated  
 766 COLBORNE STREET EAST  
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**General Description**

A great home in great area! This 4 bedroom, 2 bathroom house is waiting for you to call it home! Fully finish basement with huge rec room, 4th bedroom, office and laundry. Upstairs boasts a eat-in kitchen with sliding doors to the deck, good sized dining area, great living room overlooking the front entrance. This home is perfect to raise a family. Call for your personal viewing today.

**Location Description**

Near Shellards

**Property**

**Access** : Easy access  
**Features** : Double width or more driveway  
**Structures** : Pato(s), Deck, Sidewalk  
**Amenities Nearby** : Public Transit  
**Road Type** : Paved road  
**Parking : 2**  
**Parking Type** : Attached garage, Garage

**Building**

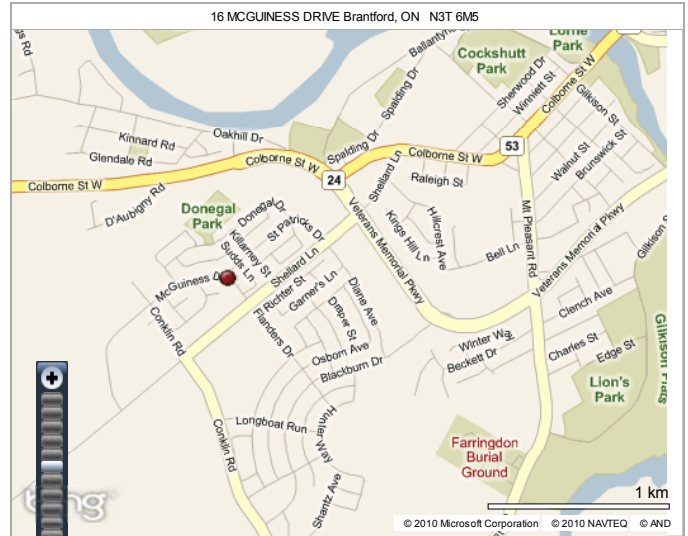
**Architecture Style** : Raised bungalow  
**Cooling** : Central air conditioning  
**Building Type Style** : House  
 : Detached

Rooms Type	Level	Dimensions
3pc Bathroom	Basement	n/a
Bedroom	Basement	12 ft ,8 in x 11 ft ,4 in
Office	Basement	17 ft ,8 in x 11 ft ,1 in
Recreational, Games room	Basement	21 ft x 20 ft
Kitchen	Main level	11 ft x 14 ft
Master bedroom	Main level	12 ft ,6 in x 11 ft
4pc Bathroom	Main level	n/a
Living room/Dining room	Main level	11 ft ,3 in x 22 ft ,5 in
Bedroom	Main level	9 ft x 11 ft
Bedroom	Main level	12 ft x 9 ft

**Heating**  
**Heating Fuel** : Natural gas  
**Heating Type** : Forced air

**Land**

**Fencing** : Fence  
**Land Disposition** : Fenced  
**Frontage** : 40 ft



Data provided by: Brantford Regional Real Estate Assn Inc



Photo Gallery



