

# 15 BRADLEY Lane, Brantford, Ontario N3T 6R4

Client Full  
**Active / Residential**

**15 BRADLEY Ln Brantford**

Listing ID: 40521685

Price: \$769,900



## Brantford/2067 - West Brant/2069 - Donegal/McGuinness Bungalow/House

	Beds	Baths	Kitch
Basement	1	1	
Main	3	1	1

Beds (AG+BG): **4 (3 + 1)**  
 Baths (F+H): **2 (2 + 0)**  
 SF Fin Total: **1,241**  
 AG Fin SF Range: **1001 to 1500**  
 AG Fin SF: **1,241/Assessor**  
 DOM: **85**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$3,800.00/2023**

### Remarks/Directions

Public Rmks: **Charming Bungalow in an Ideal Family-Friendly Neighborhood! This beautiful all-brick bungalow offers a perfect blend of comfort, style, and modern amenities. With 3 bedrooms and a host of upgrades, this residence is the epitome of cozy family living. Enjoy a culinary haven with a kitchen featuring custom fusion mineral paint and a stylish subway tile backsplash. The heart of the home is a place where memories are made, and this kitchen is ready for yours. The interior boasts newer laminate flooring, spacious rooms, updated lighting, creating a warm and inviting atmosphere throughout the home. Welcome guests in style through a brand-new front door that adds both security and curb appeal. Step into your private backyard playground with a large heated saltwater pool through new rear garden doors just off the large deck. Pool and Deck 2020, Shingles 2016, Furnace 2019. Smoke Free Home. Enjoy!**

Directions: **McGuinness**  
 Cross St: **McGuinness**

### Exterior

Construct. Material: <b>Solid Brick</b>	Foundation: <b>Poured Concrete</b>	Roof: <b>Asphalt Shingle</b>
Shingles Replaced: <b>2016</b>		Prop Attached: <b>Detached</b>
Year/Desc/Source: <b>2004//Estimated</b>		Apx Age: <b>16-30 Years</b>
Garage & Parking: <b>Attached Garage//Private Drive Double Wide</b>		Garage Spaces: <b>1.5</b>
Parking Spaces: <b>3</b>	Driveway Spaces: <b>2.0</b>	Licen Dwelling: <b>Sewer (Municipal)</b>
Parking Level/Unit: <b>1.5</b>	Parking Assigned:	Sewer: <b>Sewer (Municipal)</b>
Water Source: <b>Municipal, Unknown</b>	Water Tmnt: <b>&lt; 0.5</b>	Acres Rent: <b>Rectangular</b>
Lot Size Area/Units: <b>/</b>	Acres Range: <b>&lt; 0.5</b>	Lot Shape: <b>Rectangular</b>
Lot Front (Ft): <b>39.00</b>	Lot Depth (Ft): <b>108.00</b>	Land Lse Fee:
Location: <b>Urban</b>	Lot Irregularities:	Fronting On: <b>West</b>
Area Influences: <b>Quiet Area, Schools, Shopping Nearby</b>		
Topography:		

### Interior

Interior Feat: <b>None</b>	Basement Fin: <b>Partially Finished</b>	Contract Cost/Mo:
Basement: <b>Full Basement</b>		
Cooling: <b>Central Air</b>		
Heating: <b>Forced Air, Gas</b>		
Under Contract: <b>HWT-Gas</b>		
Inclusions: <b>Dishwasher, Dryer, Freezer, Refrigerator, Stove, Washer</b>		
Add Inclusions: <b>Lawn Furniture, Pool equipment and accessories.</b>		
Exclusions: <b>Outside Fire Table</b>		
Furnace Age: <b>2019</b>	Tank Age:	UFFI: <b>No</b>

### Property Information

Common Elem Fee: <b>No</b>	Local Improvements Fee:
Legal Desc: <b>Lot 107, Plan 2M1869</b>	
Zoning: <b>R1</b>	Survey: <b>None/</b>
Assess Val/Year: <b>\$238,000/2022</b>	Hold Over Days:
PIN: <b>320740677</b>	Occupant Type: <b>Owner</b>
ROLL: <b>290601001105332</b>	
Possession/Date: <b>Flexible/</b>	Deposit: <b>10000</b>
Possession Rmks: <b>TBA</b>	

### Brokerage Information

List Date: **12/15/2023**  
 List Brokerage: **Century 21 Heritage House LTD**

Source Board: Brantford Regional Real Estate Association  
 Prepared By: Martin Sarkissian, Broker  
 Date Prepared: 03/09/2024

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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
<b>Living Room/Dining Room</b>	<b>Main</b>	<b>23' 0" X 16' 0"</b>	<b>7.01 X 4.88</b>	
<b>Kitchen</b>	<b>Main</b>	<b>12' 10" X 19' 11"</b>	<b>3.91 X 6.07</b>	
<b>Bedroom Primary</b>	<b>Main</b>	<b>12' 11" X 11' 0"</b>	<b>3.94 X 3.35</b>	
<b>Bathroom</b>	<b>Basement</b>			<b>3-Piece</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11' 8" X 10' 4"</b>	<b>3.56 X 3.15</b>	
<b>Bedroom</b>	<b>Main</b>	<b>13' 10" X 9' 5"</b>	<b>4.22 X 2.87</b>	
<b>Bedroom</b>	<b>Main</b>	<b>10' 7" X 10' 8"</b>	<b>3.23 X 3.25</b>	
<b>Recreation Room</b>	<b>Basement</b>	<b>20' 4" X 19' 4"</b>	<b>6.20 X 5.89</b>	
<b>Bathroom</b>	<b>Main</b>			<b>4-Piece</b>
<b>Utility Room</b>	<b>Basement</b>	<b>20' 0" X 20' 0"</b>	<b>6.10 X 6.10</b>	

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