10 MINTERN AVE — MLS# 16846

District	**Brantford**
Sub District	**BR Eagle Place CC**
City/Town	**Brantford**
Postal Code	**N3S 1K6**
Near	**Mohawk St.**
County	**Brant**
Urban/Rural	
Zoning	
Possession	**TBA**
Poss. Date	
Taxes	**$1,671.29 (2007)**
Assessment	

Status	**Active**
Type	**Semi-Detached**
Bedrooms	**3/1**
Bathrooms	**1/1**
Ensuite	
List Price	**$178,000**
Sale Price	
Date Uncon	

INTERIOR

Year Built	
# of FP's	
Fireplaces	
Basement	**Full,Fully Finished**
Clear Height	
Adtl Accom	

STYLE

Style	**Bungalow**
Exterior Finish	**Brick**
Construction	**Concrete Reinforced,Solid Brick,Wood Frame**
Roof	**Asphalt Shingle**
Foundation	**Concrete Poured**
UFFI	**Not Installed**

Leased Equip	**Water Heater**
Exclusions	
Interior Feat	**Main Floor Bedroom**
Appliances	**Dryer,Fridge,Stove,Washer**

ROOMS

	Bsmt	Main	2nd	Other
Fin. Sqft				
Entrance				
Living		**18x11**		
Dining				
Kitchen		**10x8'5**		
Master BR		**12x10**		
Bathroom	**3pc**	**4pc**		
Bedroom	**10x9**	**8x7**		
Bedroom		**11x9**		
Rec Rm	**26x19**			

FEATURES

Sqft Abv Grd	
Hydro Cost	
Amperage	
Heat Source	**Natural Gas**
Heat/Cool	**Central Air,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			
Garage Type	**No Garage**		
Garage Size			
Driveway Type	**Asphalt**		
Driveway Size	**Double**		
Lot Sqft	**3,485**	Lot Width	**31**
Lot Acres	**0.08**	Lot Depth	
Land Type		Lot Shape	**Rectangular**
Lot Dim.			
Road Side	**S**		

Site Influences	**Public Transit,Road - paved,Sidewalk**
Exterior Features	

Title	**Freehold**	Tax Roll	
Survey	**Survey Unknown**	Occupancy	**Owner Occupied**
Financing	**Clear**	SPIS	**Yes**
Restrictions			
Legal Desc	**Plan 1716 Pt Lt 16 RP2R-3566 Part 4**		

Modern ranch semi - Great starter 3+1 bedroom, 2 bath, spacious rooms, fully fenced yard, storage shed, double paved driveway, central air. All measurements to be verified. Lot width: 31.17.
Listed By: ACME REALTY INC. - 519-512-1215