

**119 HUNTER WAY Brantford** **MLS# 22005**

District	<b>Brantford</b>	Status	<b>Active</b>
Sub District	<b>BR West Brant BB</b>	List Price	<b>\$399,000</b>
Type	<b>Detached</b>	Sale Price	
Zoning	<b>Res</b>	Sale Date	
Postal Code	<b>N3T 0B1</b>		
Possession	<b>TBA</b>		
Possn. Date			
Taxes	<b>\$5,848.02 (2009)</b>	Uncon Date	

Style	<b>2 Storey</b>	Mthly Assmt	
Exterior	<b>Brick</b>	Year Built	
Bedrooms	<b>4/0</b>	Sqft Abv Gr	<b>2,840</b>
Bathrooms	<b>2/1</b>	Urban/Rural	
Ensuite	<b>1</b>		

Heat Source	<b>Natural Gas</b>	Heat/Cool	<b>Central Air</b>
UFFI	<b>Not Installed</b>	Roof	<b>Asphalt Shingle</b>
Clear Height		Foundation	<b>Concrete Poured</b>
Basement	<b>Full,Unfinished</b>		
Construction	<b>Windows - vinyl</b>		
Fireplaces	<b>(1) - Natural Gas,Family Rm</b>		

Floors	Bsmt.	Main	2nd	Other
Fin. Sqft				<b>2,840</b>
Entrance				
Living		<b>15x12'6</b>		
Dining		<b>15x11'6</b>		
Kitchen		<b>11x13</b>		
Mast BR			<b>15x20</b>	
Bathroom		<b>2pc</b>	<b>4pc</b>	
Bathroom			<b>4pc</b>	
Bedroom			<b>15'4x11</b>	
Bedroom			<b>11x13</b>	
Bedroom			<b>14x12</b>	
Family Rm		<b>18x17</b>		
Other		<b>11x13</b>		

Lot Acres	Lot Width (ft) <b>47</b>	Power	
Lot Sqft	Lot Depth (ft) <b>157</b>	Hydro Cost	
Road Side <b>S</b>	Shape		

Garage Size	<b>2 Car</b>	Garage Type	<b>Attached</b>	Water	<b>Municipal</b>
Driveway Size	<b>Double</b>	Driveway Type	<b>Asphalt</b>	Waste	<b>Sewer - municipal</b>

Appliances/Equip **Dishwasher,Fridge,Smoke Detector,Stove**  
 Interior Feat. **Walk-in Closet**  
 Exterior Feat.  
 Services **Cable TV,Electricity,High Speed Internet,Natural Gas,Phone**  
 Mthly fee incl.  
 Site Influences **Easy Access,Highway Access,Public Transit,Road - paved,Scenic View**

Holdover	Financing	<b>Clear</b>	Title	<b>Freehold</b>
Esc. Clause	SPIS	<b>Yes</b>	Tax Roll	
Legal desc.	<b>Plan 2M1894 Lot 35</b>			

Listed By **ACME REALTY INC.**

*Delightful, peaceful and spacious!* Elegant family home with a magnificent view located on a very quiet street. Features of this home, all brick, large living and dining room open concept style, oversized family room open to second floor, kitchen fully equip with stainless steel appliances, breakfast bar and upgraded cupboards, breakfast area with sliding doors leading to a extra large private backyard. Located on the upper level is a walk-in linen closet, master bedroom with walk-in closet, soaker tub, and separate shower stall, 3 other large bedrooms and another 4 piece bath. Oak stairs with wrought iron spindles, ceramic in entrance, kitchen and all bathrooms. This home is close to schools, parks, walking trails, shopping plaza and public transportation. Lot size: 47.51x157.68.

