

Property Client Full

59 Carmichael Crescent, Brantford, Ontario N3R 8A9

Listing

59 Carmichael Cres Brantford
Active / Residential Freehold / Detached

MLS®#: X9045585
List Price: \$859,900

New Listing



Brantford/Brantford

Tax Amt/Yr: **\$5,817.00/2024** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 Legal Desc: **LOT 44, PLAN 2M1855, BRANTFORD CITY.**

Style: **Bungalow Raised** Rooms Rooms+: **5+5**
 Fractional Ownership: **No** BR BR+: **3(2+1)**
 Assignment: **No** Baths (F+H): **2(2+0)**
 Link: **No** SF Range: **1100-1500**
 Stories: SF Source:
 Lot Irreg: Lot Acres: **< 0.50**
 Lot Front: **49.54** Fronting On: **E**
 Lot Depth: **112.52**
 Lot Size Code: **Feet**
 Zoning: **R1B**
 Dir/Cross St: **Lawren S Harris**

PIN #: **322740473** ARN #: **290602001550328** Contact After Exp: **No**
 Holdover: **30**
 Possession: **FLEX** Possession Date: **2024-09-25**

Kitch Kitch + Fam Rm:	1 (1+) Yes	Exterior:	Brick Front, Vinyl Siding	Water:	Municipal
Basement:	Yes/Partial Basement	Drive:	Pvt Double	Sewers:	Municipal
Fireplace/Stv:	Yes	Gar/Gar Spcs:	Attached Garage/2.0	Special Desig:	Unknown
Fireplace Feat:	Natural Gas, Rec Room	Drive Pk Spcs:	2.00		
Interior Feat:	Auto Garage Door Remote, Central Vacuum, Water Heater Owned	Tot Pk Spcs:	4.00		
Heat:	Forced Air, Gas	UFFI:	No		
A/C:	Yes/Central Air	Pool:	None		
Apx Age:	16-30	Energy Cert:	No		
POTL/Mnth Fee:	No	Green PIS:	No		
Elevator:	No/None				
Retirement:	No				
Property Feat:					
Roof:	Shingles				
Foundation:	Poured Concrete				
Under Contract:		Dev Charges Paid:		HST App To SP:	No

Remarks/Directions

Client Rmks: **Conveniently located in North Ridge Estates Location is everything and this home has that and more! Welcome to this meticulously maintained raised ranch home. With 1242 sqft on the main and another 1242 on the lower level with plenty of windows all around its feels as large and bright inside as outside. Beautiful engineered hardwood floors in the open concept living and dining area, the eat-in kitchen is bright, spacious with plenty of cupboard and countertop space. Convenient access to the rear yard through the new garden doors. A very well sized Primary Bedroom with ensuite privilege to a bathroom with a great soaker tub. Downstair is perfectly situated family room complete with large windows and a gas fireplace to cozy up to. A 3rd bedroom, 3pc bath and large laundry and storage area. The 2 car garage is insulated, oversized being 22x26ft perfect for the hobbyist who will also enjoy the new garage door and deltd drive opener system and 200amp service to the home. A well appointed yard with all the bells and whistles including new fencing 10ft high in some parts for privacy, front back and sides in-ground lawn sprinkler system, New Hot Tub, large deck, storage shed and still plenty of grassy area to run around. The property features a double wide and then some concrete driveway which seamlessly to the updated front entranceway new door and all. A side concrete walkway take you to the gated rear yard. Pride of ownership can be appreciated throughout. They say home is where the heart is, beat your way over here to take it all in.**

Extras: **Garage shelving storage system and Snow Blower and Lawn Mower are all negotiable**

Listing Contracted With: **CENTURY 21 FIRST CANADIAN CORP 519-673-3390**

Prepared By: **MARTIN SARKISSIAN, Broker**

Date Prepared: **07/18/2024**

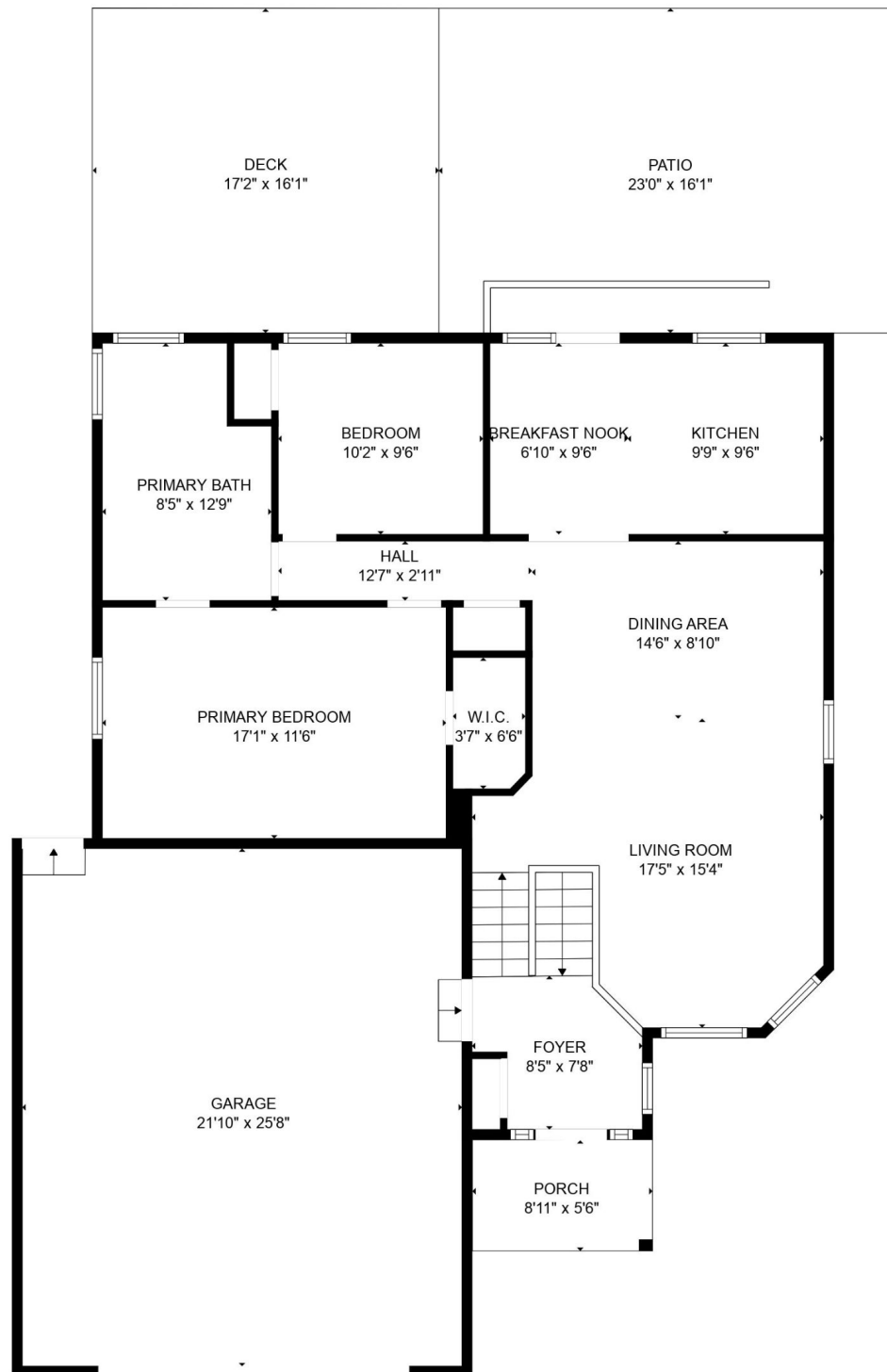
Rooms

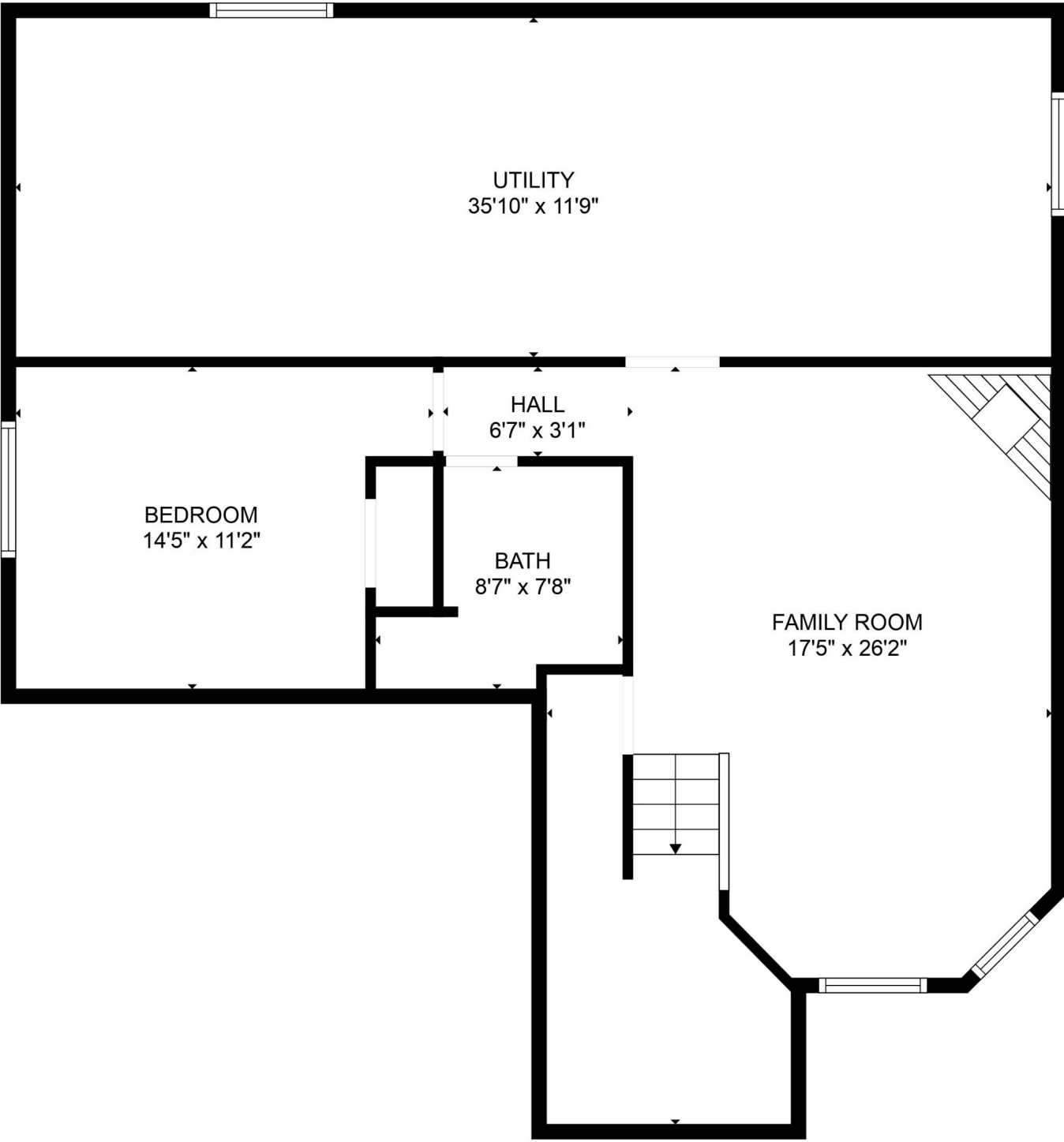
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Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Living Room	Main	7.32 M X 3.51 M	24.01 Ft x 11.51 Ft		Combined w/Dining
Kitchen	Main	5.18 M X 3.05 M	16.99 Ft x 10.00 Ft		Eat-In Kitchen
Primary Bedroom	Main	5.18 M X 3.05 M	16.99 Ft x 10.00 Ft		
Bedroom	Main	3.15 M X 3.05 M	10.33 Ft x 10.00 Ft		
Bedroom	Basement	3.51 M X 3.45 M	11.51 Ft x 11.31 Ft		

Family Room	Basement	7.32 M X 3.51 M	24.01 Ft x 11.51 Ft	
Laundry	Basement	3.23 M X 3.51 M	10.59 Ft x 11.51 Ft	
Bathroom	Main			4
Bathroom	Basement			3

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UTILITY
35'10" x 11'9"

HALL
6'7" x 3'1"

BEDROOM
14'5" x 11'2"

BATH
8'7" x 7'8"

FAMILY ROOM
17'5" x 26'2"