

# 9 BARRETT Avenue, Brantford, Ontario N3S 0B6

Client Full  
**Active / Residential**

**9 BARRETT Av Brantford**

Listing ID: 40548264  
 Price: **\$849,900**



**Brantford/2049 - Echo Place/Braneida/2052 - Cainsville/Brookfield**

**2 Storey/House**

	Beds	Baths	Kitch
Basement	1		
Main		1	1
Second	4	2	

Beds (AG+BG): **5 (4 + 1)**  
 Baths (F+H): **3 (2 + 1)**  
 SF Fin Total: **2,982**  
 AG Fin SF Range: **2001 to 3000**  
 AG Fin SF: **2,043/Builder**  
 BG Fin SF: **939**  
 DOM: **5**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$5,050.00/2024**

Next OH: **Public: Sun Mar 10, 2:00PM-4:00PM**

**Remarks/Directions**

Public Rmks: **Welcome to your dream home! All-brick 2-storey residence boasts 2043 sq ft of luxurious living space above grade, nestled on a premium lot in the perfect neighbourhood. With approximately \$70k in upgrades, this well maintained home is a haven of comfort and style. As you step through the foyer adorned with ceramic tiles, you are greeted by maple hardwood flooring in the family room, living, and dining areas. The kitchen, a culinary enthusiast's delight, features ample cupboards, built-in Pantry, pot drawers, generous counter space, and maple cabinetry. Complete with a large space, a well-appointed layout, and ceiling light fixture rough-ins over the peninsula. The attention to detail is evident in every corner, with upgraded trim, door, and window casings throughout the home. The living and dining area exude elegance maple hardwood floors create a warm and inviting ambiance with a coffered ceiling, crown molding, and 2 additional ceiling light fixture rough-ins, providing the perfect backdrop for entertaining guests. The upgraded interior doors, featuring 3-panel doors and stylish door hardware, add a touch of sophistication to every room. 4 bedrooms upstairs and a convenient laundry room. 3 bedrooms are adorned with mirrored closet doors, offering a touch of modern flair. The Primary bedroom is a true retreat, featuring a walk-in closet and a standard closet, crown molding, and a luxurious ensuite bath with a tiled stand-up shower enclosed with a glass door, double vanity sinks and a soaker tub. The full basement, with larger windows that flood the space with natural light, awaits your personal touch, needing only flooring and trim to be fully finished. This additional space provides endless possibilities for creating a customized area that suits your lifestyle. . This well-sized lot and the overall charm of the neighborhood make this home the perfect choice for those seeking both comfort and convenience. Don't miss the opportunity to make this house your home!**

Directions: **Garden Ave to Hansford Ave to Barrett Ave**  
 Cross St: **Hansford**

**Exterior**

Exterior Feat:	<b>Deck(s), Landscaped, Porch</b>	Roof:	<b>Asphalt Shingle</b>
Construct. Material:	<b>Brick Facing/Brick Veneer</b>	Prop Attached:	<b>Detached</b>
Shingles Replaced:	<b>2008</b>	Apx Age:	<b>16-30 Years</b>
Year/Desc/Source:	<b>2008//Builder</b>	Winterized:	
Other Structures:	<b>Fence - Partial</b>	Foundation:	<b>Poured Concrete</b>
Garage & Parking:	<b>Attached Garage//Private Drive Double Wide//Asphalt Driveway</b>	Garage Spaces:	<b>2.0</b>
Parking Spaces:	<b>4</b>	Driveway Spaces:	<b>2.0</b>
Water Source:	<b>Municipal-Metered</b>	Water Tmnt:	<b>Reverse Osmosis, Water Softener</b>
Water Tmnt:		Sewer:	<b>Sewer (Municipal)</b>
Lot Size Area/Units:	<b>/</b>	Acres Range:	<b>&lt; 0.5</b>
Lot Front (Ft):	<b>36.17</b>	Lot Depth (Ft):	<b>110.05</b>
Location:	<b>Urban</b>	Lot Irregularities:	
Area Influences:	<b>Major Highway, Park, Playground Nearby, Public Transit, Quiet Area, Trails</b>		
Topography:	<b>Flat</b>	Fronting On:	<b>North</b>

**Interior**

Interior Feat:	<b>Air Exchanger, Auto Garage Door Remote(s), In-law Capability</b>		
Security Feat:	<b>Alarm System</b>		
Basement:	<b>Full Basement</b>	Basement Fin:	<b>Partially Finished</b>
Laundry Feat:	<b>Upper Level</b>		
Cooling:	<b>Central Air</b>		
Heating:	<b>Forced Air, Gas</b>		
Fireplace:	<b>1/Family Room, Natural Gas</b>		
Under Contract:	<b>HWT-Gas, Water Purifier, Water Softener</b>		FP Stove Op: <b>Yes</b>
Inclusions:	<b>Dishwasher, Dryer, Garage Door Opener, Range Hood, Washer, Negotiable</b>		
Exclusions:	<b>Fridge, Stove.</b>		
Electric Age:	<b>2008</b>	Plumbing Age:	<b>2008</b>
Furnace Age:	<b>2008</b>	Tank Age:	<b>2008</b>
		Furnished:	
		UFFI:	
		Contract Cost/Mo:	<b>117.00</b>

**Property Information**

Common Elem Fee:	<b>No</b>	Local Improvements Fee:	
Legal Desc:	<b>LOT 14, PLAN 2M-1899; S/T EASEMENT FOR ENTRY AS IN BC152013; BRANTFORD CITY</b>		
Zoning:	<b>R1</b>	Survey:	<b>None/</b>
Assess Val/Year:	<b>\$362,000/2024</b>	Hold Over Days:	<b>30</b>

PIN: **322830162**  
ROLL: **290603001914324**  
Possession/Date: **Flexible/**

Occupant Type: **Owner**

Deposit: **10000**

**Brokerage Information**

List Date: **03/04/2024**  
List Brokerage: [Century 21 Heritage House LTD](#) 

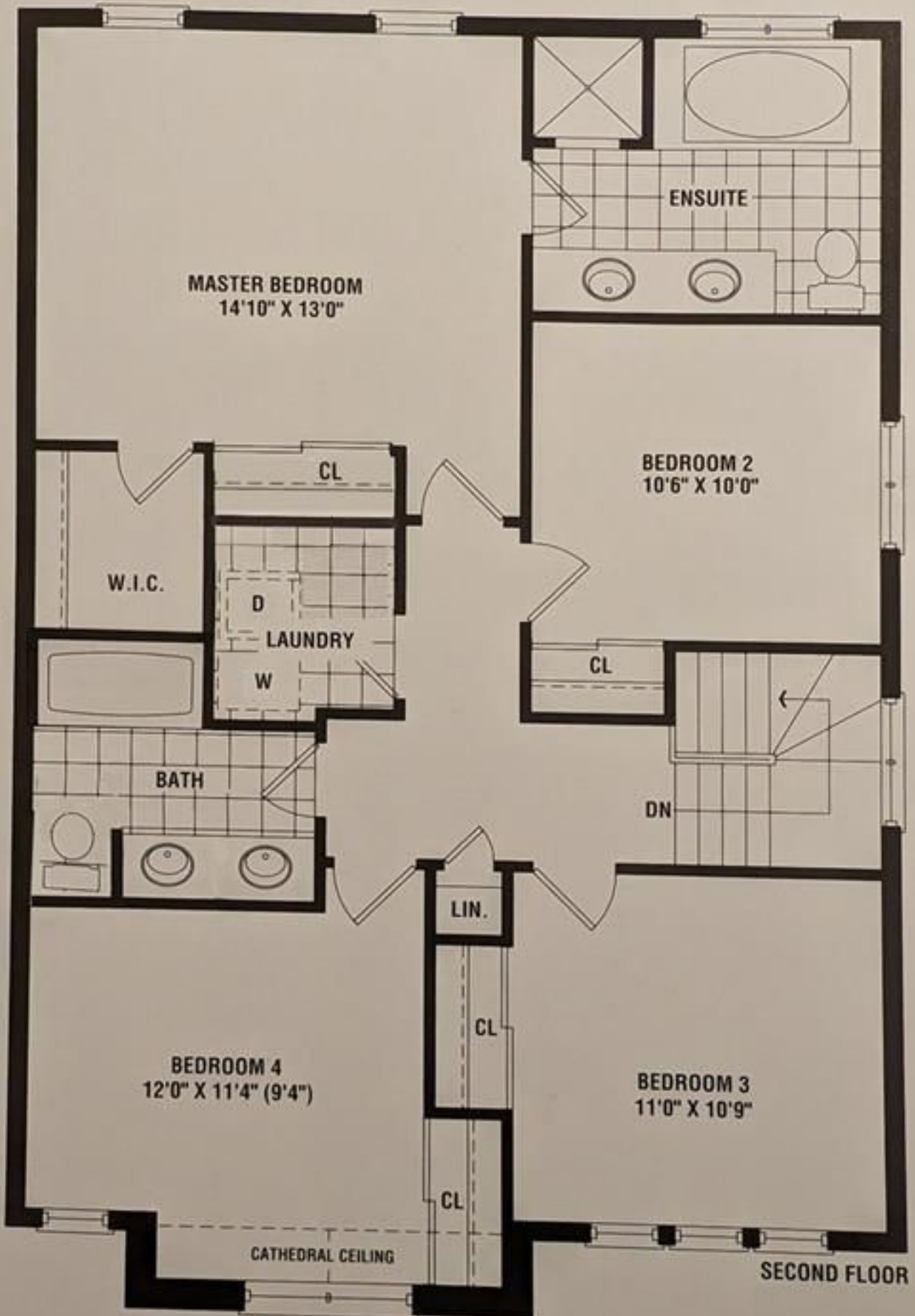
Source Board: Brantford Regional Real Estate Association  
Prepared By: Martin Sarkissian, Broker  
Date Prepared: 03/09/2024

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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
<b>Bathroom</b>	<b>Main</b>			<b>2-Piece</b>
<b>Bathroom</b>	<b>Second</b>			<b>4-Piece, Double sink</b>
<b>Bedroom Primary</b>	<b>Second</b>	<b>14' 10" X 13' 0"</b>	<b>4.52 X 3.96</b>	<b>Crown Moulding</b>
<b>Bedroom</b>	<b>Second</b>	<b>10' 6" X 10' 0"</b>	<b>3.20 X 3.05</b>	
<b>Bedroom</b>	<b>Second</b>	<b>12' 0" X 11' 4"</b>	<b>3.66 X 3.45</b>	
<b>Bedroom</b>	<b>Second</b>	<b>11' 0" X 10' 9"</b>	<b>3.35 X 3.28</b>	
<b>Bathroom</b>	<b>Second</b>			<b>4-Piece, Double sink</b>
<b>Laundry</b>	<b>Second</b>	<b>6' 0" X 5' 0"</b>	<b>1.83 X 1.52</b>	
<b>Family Room</b>	<b>Main</b>	<b>15' 8" X 11' 0"</b>	<b>4.78 X 3.35</b>	<b>Fireplace, Hardwood floor</b>
<b>Living Room/Dining Room</b>	<b>Main</b>	<b>11' 6" X 18' 0"</b>	<b>3.51 X 5.49</b>	<b>Coffered Ceiling, Crown Moulding, Hardwood floor</b>
<b>Foyer</b>	<b>Main</b>	<b>12' 0" X 5' 0"</b>	<b>3.66 X 1.52</b>	
<b>Breakfast Room</b>	<b>Main</b>	<b>13' 8" X 10' 0"</b>	<b>4.17 X 3.05</b>	
<b>Kitchen</b>	<b>Main</b>	<b>13' 8" X 9' 0"</b>	<b>4.17 X 2.74</b>	
<b>Bedroom</b>	<b>Basement</b>	<b>15' 0" X 12' 0"</b>	<b>4.57 X 3.66</b>	
<b>Game Room</b>	<b>Basement</b>	<b>18' 0" X 14' 0"</b>	<b>5.49 X 4.27</b>	
<b>Utility Room</b>	<b>Basement</b>	<b>10' 0" X 5' 0"</b>	<b>3.05 X 1.52</b>	

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